

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

34 FULLER STREET OUYEN VIC 3490

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$170,000

&

\$185,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$210,000

Property type

House

Suburb

Ouyen

Period-from

01 Sep 2022

to

31 Aug 2023

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

19 THORNE STREET OUYEN VIC 3490	\$230,000	28-Apr-23
13 MARTIN AVENUE OUYEN VIC 3490	\$220,000	27-Jan-23
26 EMMETT STREET OUYEN VIC 3490	\$260,000	28-Sep-22

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 13 September 2023



**Real Estate**

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**19 THORNE STREET OUYEN VIC  
3490**

3 1 2

Sold Price **\$230,000** Sold Date **28-Apr-23**

Distance **0.22km**



**13 MARTIN AVENUE OUYEN VIC  
3490**

3 1 1

Sold Price **\$220,000** Sold Date **27-Jan-23**

Distance **0.66km**



**26 EMMETT STREET OUYEN VIC  
3490**

3 1 2

Sold Price **\$260,000** Sold Date **28-Sep-22**

Distance **0.44km**

RS = Recent sale

UN = Undisclosed Sale

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