

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

26 Thorne Street Ouyen VIC 3490

Indicative selling price

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

Single Price

or range
between

\$220,000

&

\$242,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$122,500

Property type

House

Suburb

Ouyen

Period-from

01 Apr 2020

to

31 Mar 2021

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

28 Mitchell Street Ouyen VIC 3490	\$190,000	13-Apr-21
4-6 Harold Street Ouyen VIC 3490	\$220,000	02-Oct-20
89 Farrell Street Ouyen VIC 3490	\$250,000	20-Jun-20

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: 19 April 2021

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28 Mitchell Street Ouyen VIC 3490 Sold Price ^{RS} **\$190,000** Sold Date **13-Apr-21**
 Distance **0.92km**

 4  1  -



4-6 Harold Street Ouyen VIC 3490 Sold Price **\$220,000** Sold Date **02-Oct-20**
 Distance **1.18km**

 4  1  3



89 Farrell Street Ouyen VIC 3490 Sold Price **\$250,000** Sold Date **20-Jun-20**
 Distance **0.23km**

 3  2  4

Notes from your agent

Double brick home built in 1980, looks to be of a similar size inside. Includes a newer similar sized shed with 4 bays with roller doors, large pitched roof entertaining area, inground pool and old tennis court. Similar sized land.

RS = Recent sale **UN** = Undisclosed Sale

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