

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**4 Cooper Street,  
Ouyen 3490**

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$200,000 - \$220,000**

### Median sale price

Median **House** for **Ouyen** for period **Sep 2016 - Sep 2017**  
Sourced from **RP Data Corelogic**.

**\$131,000**

### Comparable property sales

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 the most comparable to the property for sale.

**19 Lawler St,**  
Ouyen 3490

Price **\$145,000** Sold 18  
January 2017

**52 Rowe St,**  
Ouyen 3496

Price **\$260,000** Sold 15  
August 2016

**12 Hunt St,**  
Ouyen 3496

Price **\$178,000** Sold 17 June  
2016

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from RP Data Corelogic.

House

3 beds

1 baths

1 parking

### Contact agents



**Lukas Pedder**  
Elders

03 50 186 800  
0426 203 693

[lukas.pedder@eldersrealestate.com.au](mailto:lukas.pedder@eldersrealestate.com.au)

