

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 or locality and postcode

224 Forest Road ORBOST VIC 3888

Indicative selling price

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

Single price \$940,000

Median sale price

Median price \$343,750

Property type *House*

Suburb Orbost

Period - From 01/01/2022

to

31/12/2022

Source Pricerfinder

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

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: 09/01/2023