

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

63 Salisbury Street Orbest 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

\$125,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$232,500

Property type

Other

Suburb

Orbest

Period-from

01 Sep 2020

to

31 Aug 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

87 Reed Street Orbest VIC 3888	\$66,000	11-Jan-21
17 Irvines Road Orbest VIC 3888	\$125,000	01-Mar-21
47 Evans Street Orbest VIC 3888	\$95,000	15-Jun-21

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: 02 September 2021


87 Reed Street Orbost VIC 3888

Sold Price

\$66,000

Sold Date

11-Jan-21
 -  -  -

Distance

0.66km

17 Irvines Road Orbost VIC 3888

Sold Price

\$125,000

Sold Date

01-Mar-21
 -  -  -

Distance

1km

47 Evans Street Orbost VIC 3888

Sold Price

^{RS} **\$95,000** ^{UN}

Sold Date

15-Jun-21
 -  -  -

Distance

1.24km
RS = Recent sale

UN = Undisclosed Sale

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