

## 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

6 HOPE COURT ORBOST VIC 3888

### 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

\$195,000

&

\$214,500

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$334,500

Property type

House

Suburb

Orbost

Period-from

01 Oct 2023

to

30 Sep 2024

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

5 HOPE COURT ORBOST VIC 3888	\$195,000	18-Apr-23
20 PATTERSON LANE ORBOST VIC 3888	\$148,000	22-Feb-24
8 NICHOLSON STREET ORBOST VIC 3888	\$135,000	18-Jan-23

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: 03 October 2024



**5 HOPE COURT ORBOST VIC 3888** Sold Price **\$195,000** Sold Date **18-Apr-23**

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Distance **0.1km**



**20 PATTERSON LANE ORBOST VIC 3888** Sold Price **\$148,000** Sold Date **22-Feb-24**

- -

Distance **0.48km**



**8 NICHOLSON STREET ORBOST VIC 3888** Sold Price **\$135,000** Sold Date **18-Jan-23**

- -

Distance **1.8km**

RS = Recent sale

UN = Undisclosed Sale

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