

# 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

Lot 2, 185 Forest Road, 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)

range between \$250,000 & \$255,000

### Median sale price

Median price \$110,000 Property type *Vacant Land* Suburb ORBOST

Period - From 01/01/2022 to 31/12/2022 Source pricefinder

### 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: 23/03/2023