

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb or
locality and postcode

11 FARMERS LANE 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 \$* or range between \$*225000 & 250000

Median sale price

Median price \$215000 Property type HOUSE Suburb ORBOST

Period - From 01/07/2020 to 03/10/2020 Source REALESTATE.COM.AU / . 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
1. 14 NICHOLSON STREET ORBOST	\$280000	26/03/2020
2. 10 NICHOLSON STREET ORBOST	\$240,000	13/11/2019
3. 5 TARRA STREET ORBOST	\$230,000	20/07/2020

This Statement of Information was prepared on: 03/10/2020

Comparable Sales



42 Salisbury Street Orbost VIC 3888

Sold Price \$210,000

4 1 3 832m² -

Sold Date 26-Mar-20 First Listing \$239,000 Year Built -
DOM 28 Last Listing \$239,000
Distance 0.38km Price Change ▼-12.1%

1



14 Nicholson Street Orbost VIC 3888

Sold Price \$280,000

3 1 3 2,453m² 132m²

Sold Date 15-Jun-20 First Listing - Year Built -
DOM - Last Listing -
Distance 0.4km

2



10 Nicholson Street Orbost VIC 3888

Sold Price \$240,000

3 1 - 1,712m² -

Sold Date 13-Nov-19 First Listing \$245,000 Year Built -
DOM 49 Last Listing \$245,000
Distance 0.44km Price Change ▼-2%

3



5 Tarra Street Orbost VIC 3888

Sold Price RS UN

3 1 - 1,012m² -

Sold Date 20-Jul-20 First Listing \$250,000 Year Built 1950
DOM 57 Last Listing \$250,000
Distance 0.61km

4

DOM = Days on market

RS = Recent sale

UN = Undisclosed Sale