

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

194 NICHOLSON STREET 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

\$299,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$343,000

Property type

House

Suburb

Orbost

Period-from

01 May 2023

to

30 Apr 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

55 GLADSTONE STREET ORBOST VIC 3888	\$330,000	22-May-24
57 GLADSTONE STREET ORBOST VIC 3888	\$330,000	14-Sep-23
10 SYLVIA STREET ORBOST VIC 3888	\$310,000	01-Jun-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: 31 May 2024



55 GLADSTONE STREET ORBOST VIC 3888

4 1 1

Sold Price

RS

\$330,000

Sold Date

22-May-24

Distance

0.25km



57 GLADSTONE STREET ORBOST VIC 3888

2 1 2

Sold Price

\$330,000

Sold Date

14-Sep-23

Distance

0.27km



10 SYLVIA STREET ORBOST VIC 3888

3 1 1

Sold Price

\$310,000

Sold Date

01-Jun-23

Distance

0.34km

RS = Recent sale

UN = Undisclosed Sale

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