

## 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

3 Cherod Drive 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

\$395,000

&

\$405,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$210,000

Property type

Farm

Suburb

Orbost

Period-from

01 Nov 2019

to

31 Oct 2020

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

24 Gordon Street Orbost VIC 3888	\$320,000	31-Aug-20
13 McLaughlins Road Newmerella VIC 3886	\$435,000	30-Sep-20
7 Saleni Drive Marlo VIC 3888	\$417,500	29-May-20

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: 23 November 2020


**24 Gordon Street Orbost VIC 3888**

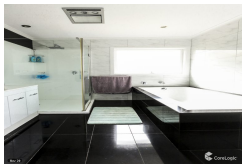
Sold Price

**\$320,000**

Sold Date

**31-Aug-20**


Distance

**1.49km**

**13 McLaughlins Road Newmerella  
VIC 3886**

Sold Price

**\$435,000**

Sold Date

**30-Sep-20**


Distance

**4.68km**

**7 Saleni Drive Marlo VIC 3888**

Sold Price

**\$417,500**

Sold Date

**29-May-20**


Distance

**11.03km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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