

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

71 Salisbury 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

or range
between

\$250,000

&

\$270,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$226,250

Property type

House

Suburb

Orbost

Period-from

01 Jun 2020

to

31 May 2021

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

36 Wolseley Street Orbost VIC 3888	\$242,000	16-Oct-20
23 Farmers Lane Orbost VIC 3888	\$200,000	20-Nov-20
119 Boundary Road Orbost VIC 3888	\$249,000	16-Dec-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: 07 June 2021


36 Wolseley Street Orbost VIC 3888
 3  1  -

Sold Price

\$242,000

Sold Date

16-Oct-20

Distance

0.38km

23 Farmers Lane Orbost VIC 3888
 3  1  1

Sold Price

\$200,000

Sold Date

20-Nov-20

Distance

0.47km

119 Boundary Road Orbost VIC 3888
 3  1  -

Sold Price

\$249,000

Sold Date

16-Dec-20

Distance

0.5km

49 Tynon Street Orbost VIC 3888
 3  1  1

Sold Price

\$280,000

Sold Date

09-Sep-20

Distance

0.14km

39 Livingstone Street Orbost VIC 3888
 3  1  2

Sold Price

\$220,000

Sold Date

21-Nov-20

Distance

0.21km
RS = Recent sale

UN = Undisclosed Sale

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