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

44 Reed 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	\$310,000	&	\$330,000
Median sale price				

(*Delete house or unit as applicable)

Median Price	\$210,000	Prope	erty type		House	Suburb	Orbost
Period-from	01 Nov 2019	to	31 Oct 2	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
4 Patterson Lane Orbost VIC 3888	\$327,500	27-Nov-20
22 McLaughlins Road Newmerella VIC 3886	\$315,000	28-Dec-19

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.

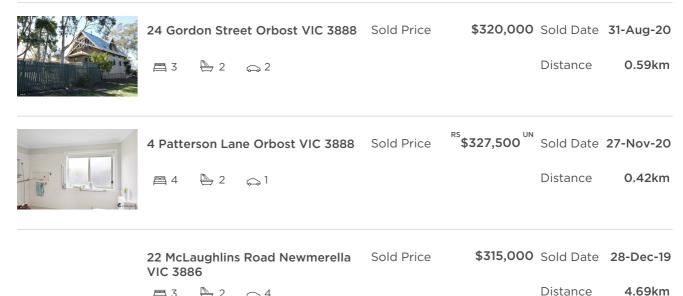
This Statement of Information was prepared on: 30 November 2020



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RS = Recent sale UN = Undisclosed Sale

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