

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 4 PATTERSON LANE ORBOST

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 \$*310000 & \$335000

Median sale price

Median price \$215000 Property type HOUSE Suburb ORBOST

Period - From 01/07/2020 to 03/10/2020 Source CORELOGIC/ REAL ESTATE.COM.AU

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. 24 GORDON ST ORBOST	undisclosed	28/08/2020
2. 5 DAVID ST OROBST	\$355000	23/06/2020
3. 23 CARYLYLE ST ORBOST	\$325000	24/09/2020

OR

B

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

Comparable Sales



24 Gordon Street Orbost VIC 3888

Sold Price

RS UN

3 2 2 1,000m² -

Sold Date 28-Aug-20 First Listing \$359,000 Year Built -
DOM 17 Last Listing \$359,000
Distance 0.46km

1



5 David Street Orbost VIC 3888

Sold Price

\$355,000

4 2 4 1,099m² -

Sold Date 23-Jun-20 First Listing \$379,000 Year Built -
DOM 103 Last Listing \$369,000
Distance 0.7km Price Change ▼-6.3%

2



23 Carlyle Street Orbost VIC 3888

Sold Price

RS UN

3 1 1 1,292m² -

Sold Date 24-Sep-20 First Listing \$325,000 Year Built -
DOM 4 Last Listing \$325,000
Distance 1.3km

3

DOM = Days on market

RS = Recent sale

UN = Undisclosed Sale