



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**38 Forest Road,  
ORBOST 3888**

House



3 beds



1 baths



1 parking

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Single price \$210,000**

### Median sale price

Median **House** for **ORBOST** for period **Jan 2019 - Jul 2019**

Sourced from [realestate.com.au](http://realestate.com.au).

**\$162,500**

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**64 Forest Road,  
Orbost 3888**

**Price \$195,000** Sold 04 June 2019

**36 Tennyson Street,  
Orbost 3888**

**Price \$175,000** Sold 09 July 2019

**175 Nicholson Street,  
Orbost 3888**

**Price \$235,000** Sold 13 April 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from [realestate.com.au](http://realestate.com.au).

### Elders Real Estate Orbost

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### Contact agents



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