

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

485 PRINCES HIGHWAY 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

\$1,200,000

&

\$1,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$350,000

Property type

Farm

Suburb

Orbost

Period-from

01 Apr 2024

to

31 Mar 2025

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

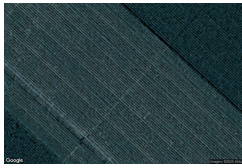
Date of sale

977 BUCHAN-ORBOST ROAD BETE BOLONG VIC 3888	\$3,000,000	31-Oct-23
42 MITCHELLS ROAD NEWMERELLA VIC 3886	\$1,350,000	26-Apr-24
46 MURPHYS LANE ORBOST VIC 3888	\$540,000	10-Oct-24

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: 16 April 2025



977 BUCHAN-ORBOST ROAD BETE BOLONG VIC 3888 Sold Price **\$3,000,000** Sold Date **31-Oct-23**

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Distance **11.18km**



42 MITCHELLS ROAD NEWMERELLA VIC 3886 Sold Price **\$1,350,000** Sold Date **26-Apr-24**

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Distance **7.48km**



46 MURPHYS LANE ORBOST VIC 3888 Sold Price **\$540,000** Sold Date **10-Oct-24**

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Distance **4.09km**

RS = Recent sale **UN** = Undisclosed Sale

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