

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

140 Forest Road 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

\$220,000

&

\$240,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$220,000

Property type

House

Suburb

Orbost

Period-from

01 Mar 2020

to

28 Feb 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

137 Forest Road Orbost VIC 3888	\$212,000	05-Jan-21
69 Gordon Street Orbost VIC 3888	\$210,000	13-Aug-20
17 Majors Creek Road Orbost VIC 3888	\$225,000	18-Feb-21

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: 17 March 2021



137 Forest Road Orbost VIC 3888

Sold Price

\$212,000

Sold Date

05-Jan-21

 3  1  2

Distance

0.05km



69 Gordon Street Orbost VIC 3888

Sold Price

\$210,000

Sold Date

13-Aug-20

 3  1  3

Distance

0.14km



17 Majors Creek Road Orbost VIC 3888

Sold Price

^{RS} **\$225,000** ^{UN}

Sold Date

18-Feb-21

 3  1  2

Distance

0.18km



13 Oates Street Orbost VIC 3888

Sold Price

^{RS} **\$232,500**

Sold Date

24-Feb-21

 3  1  2

Distance

0.27km

RS = Recent sale

UN = Undisclosed Sale

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