

# 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 or  
locality and postcode

9 Koala Court ORBOST VIC 3888

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price

\$210,000

### Median sale price

Median price

\$350,000

Property type

House

Suburb

Orbost

Period - From

1/4/2022

to

31/03/2023

Source

Pricefinder

### 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
1 239 Nicholson Street ORBOST VIC 3888	\$182,000	23/03/2022
2 22 Reed Street ORBOST VIC 3888	\$185,000	09/05/2022
3 21 Tennyson Street ORBOST VIC 3888	\$210,000	19/12/2022

This Statement of Information was prepared on: 26/06/2023