

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

21 JARRAHMOND 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

\$695,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$340,000

Property type

House

Suburb

Orbost

Period-from

01 Aug 2022

to

31 Jul 2023

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

655 JARRAHMOND ROAD JARRAHMOND VIC 3888	\$900,000	18-Aug-22
671 JARRAHMOND ROAD JARRAHMOND VIC 3888	\$825,000	16-Aug-22
130 PRESTONS ROAD NEWMERELLA VIC 3886	\$785,000	24-May-22

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: 15 August 2023



**655 JARRAHMOND ROAD
JARRAHMOND VIC 3888**

 4  2  4

Sold Price **\$900,000** Sold Date **18-Aug-22**

Distance **4.36km**



**671 JARRAHMOND ROAD
JARRAHMOND VIC 3888**

 4  -  8

Sold Price **\$825,000** Sold Date **16-Aug-22**

Distance **4.75km**



**130 PRESTONS ROAD
NEWMERELLA VIC 3886**

 4  2  3

Sold Price **\$785,000** Sold Date **24-May-22**

Distance **4.19km**

RS = Recent sale UN = Undisclosed Sale

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