

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

Lot 1, 8-10 Scott Street ORBOST 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

\$120,000

Median sale price

Median price

\$110,000

Property type

Vacant Land

Suburb

Orbost

Period - From

01/12/2022

to

31/12/2022

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 - 128 Tennyson St, ORBOST 3888	\$107,000	15/02/2022
2 – 51 Evans St, ORBOST 3888	\$110,000	28/04/2022
3 – 49 Evans St, ORBOST 3888	\$95,000	01/12/2022

This Statement of Information was prepared on:

05/01/2023