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

101 LIVINGSTONE STREET 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	\$399,000	or range between	&	
Median sale price				

(*Delete house or unit as applicable)

Median Price	\$343,000	Prop	erty type		House	Suburb	Orbost
Period-from	01 Oct 2023	to	30 Sep 2	2024	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	
12 TYNON STREET ORBOST VIC 3888	\$425,000	15-Jul-24	
55 SALISBURY STREET ORBOST VIC 3888	\$385,000	16-Nov-23	
32 REED STREET ORBOST VIC 3888	\$370,000	07-Sep-23	

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 October 2024



consumer.vic.gov.au

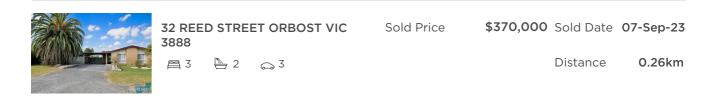
CoreLogic

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	12 TYNON STREET ORBOST VIC 3888	Sold Price	\$425,000	Sold Date	15-Jul-24
craft	🚍 3 🖕 2 🚗 2			Distance	0.52km
	55 SALISBURY STREET ORBOST VIC 3888	Sold Price	\$385,000	Sold Date	16-Nov-23
	昌 3 👆 2 🞧 3			Distance	0.56km



RS = Recent sale UN = Undisclosed Sale

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