

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

7 KOALA COURT 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

\$280,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$332,500

Property type

House

Suburb

Orbost

Period-from

01 Dec 2022

to

30 Nov 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

9 KOALA COURT ORBOST VIC 3888	\$190,000	27-Jul-23
8 HAMMILL COURT ORBOST VIC 3888	\$270,000	04-Oct-23
143 FOREST ROAD ORBOST VIC 3888	\$270,000	14-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: 02 December 2023



**9 KOALA COURT ORBOST VIC
3888**

 3  1  -

Sold Price

\$190,000

Sold Date

27-Jul-23

Distance

0.02km



**8 HAMMILL COURT ORBOST VIC
3888**

 3  1  3

Sold Price

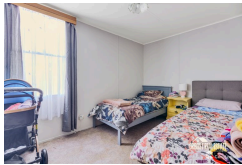
\$270,000

Sold Date

04-Oct-23

Distance

0.18km



**143 FOREST ROAD ORBOST VIC
3888**

 3  1  2

Sold Price

Sold Date

14-Sep-23

Distance

0.19km

RS = Recent sale

UN = Undisclosed Sale

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