# Statement of Information

# Single residential property located outside the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

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Address
Including suburb and postcode

9 CHEROD DRIVE 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	\$669,000	<del>or range</del> <del>between</del>		&	
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#### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$360,000	Property type		Farm		Suburb	Orbost
Period-from	01 Oct 2024	to	30 Sep 2	2025	Source		Cotality

## 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
17 CHEROD DRIVE ORBOST VIC 3888	\$670,000	22-Mar-25
37 MCLAUGHLINS ROAD NEWMERELLA VIC 3886	\$590,000	29-Apr-25
19 SCOTT STREET ORBOST VIC 3888	\$590,000	25-Sep-24

#### 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 2025





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17 CHEROD DRIVE ORBOST VIC 3888

Sold Price

**\$670,000** Sold Date **22-Mar-25** 

Distance

0.21km



37 MCLAUGHLINS ROAD NEWMERELLA VIC 3886

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□ 3

Sold Price

\$590,000 Sold Date 29-Apr-25

Distance 4.79km



19 SCOTT STREET ORBOST VIC 3888

**■**4 **\**2 **□**2

Sold Price

Sold Date 25-Sep-24

Distance 1.7km

**RS** = Recent sale

UN = Undisclosed Sale

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