Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for:	sale
IIODGILV	Ullelea	101	saic

Address Including suburb and postcode

52-54 WILSON 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	\$330,000	or range between		&	
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$339,500	Prope	erty type	e House		Suburb	Orbost
Period-from	01 Apr 2023	to	31 Mar 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
32 REED STREET ORBOST VIC 3888	\$370,000	07-Sep-23
31 BOWERS STREET ORBOST VIC 3888	\$350,000	30-Oct-22
35 WILSON STREET ORBOST VIC 3888	\$325,000	27-Oct-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: 04 April 2024





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32 REED STREET ORBOST VIC 3888

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₾ 1

□ 3

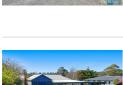
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Sold Price

\$370,000 Sold Date **07-Sep-23**

Distance

0.23km



31 BOWERS STREET ORBOST VIC Sold Price

\$ 2

\$350,000 Sold Date 30-Oct-22

3888

Distance

0.27km



35 WILSON STREET ORBOST VIC 3888

Sold Price

\$325,000 Sold Date 27-Oct-23

■ 3 ₾ 1 \triangle 4 Distance

0.1km

RS = Recent sale

UN = Undisclosed Sale

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