

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

55 GLADSTONE 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

or range
between

\$365,000

&

\$375,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$344,000

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

51 GORDON STREET ORBOST VIC 3888	\$365,000	01-Sep-23
13 RUSKIN STREET ORBOST VIC 3888	\$355,000	21-Feb-23
58 BROWNING STREET ORBOST VIC 3888	\$350,000	15-Aug-22

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: 29 December 2023



51 GORDON STREET ORBOST VIC 3888

 3  1  1

Sold Price

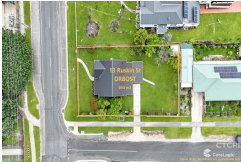
\$365,000

Sold Date

01-Sep-23

Distance

0.51km



13 RUSKIN STREET ORBOST VIC 3888

 3  2  -

Sold Price

\$355,000

Sold Date

21-Feb-23

Distance

0.56km



58 BROWNING STREET ORBOST VIC 3888

 3  1  -

Sold Price

\$350,000

Sold Date

15-Aug-22

Distance

0.35km

RS = Recent sale

UN = Undisclosed Sale

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