

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

15 Boundary Road, ORBOST, VIC, 3888

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$228,000 or range between \$ & \$

Median sale price

Median price \$175,000 House Unit Suburb or locality ORBOST

Period - From 01/03/2018 to 01/03/2019 Source APM PriceFinder

Comparable property sales

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
49 SALISBURY STREET, ORBOST VIC 3888	\$ 238,000	05/12/2018
309 NICHOLSON STREET, ORBOST VIC 3888	\$ 305,000	01/05/2018
16 TYNON STREET, ORBOST VIC 3888	\$ 200,000	19/11/2018