

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

29 BROWNING 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	\$398,000	or range between		&	
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$360,000	Property type	House	Suburb	Orbost
Period-from	01 Oct 2024	to	30 Sep 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
192 NICHOLSON STREET ORBOST VIC 3888	\$312,000	23-Jun-25

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.

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**192 NICHOLSON STREET ORBOST
VIC 3888**

Sold Price

\$312,000 Sold Date **23-Jun-25**

3

1

5

Distance

0.54km

RS = Recent sale

UN = Undisclosed Sale

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