

## 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  
2/266 NICHOLSON 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 \$139,000 or range between   &  

### Median sale price

(\*Delete house or unit as applicable)

|              |   |               |   |        |   |
|--------------|---|---------------|---|--------|---|
| Median Price | <span style="border: 1px solid black; padding: 2px;">\$347,500</span>   | Property type | <span style="border: 1px solid black; padding: 2px;">Other</span>       | Suburb | <span style="border: 1px solid black; padding: 2px;">Orbost</span>    |
| Period-from  | <span style="border: 1px solid black; padding: 2px;">01 Jul 2024</span> | to            | <span style="border: 1px solid black; padding: 2px;">30 Jun 2025</span> | Source | <span style="border: 1px solid black; padding: 2px;">Corelogic</span> |

### 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 |
|-------------------------------------|-----------|--------------|
| 44 BOWERS STREET ORBOST VIC 3888    | \$100,000 | 18-Sep-24    |
| 63 SALISBURY STREET ORBOST VIC 3888 | \$145,000 | 20-Mar-24    |
| 20 PATTERSON LANE ORBOST VIC 3888   | \$148,000 | 22-Feb-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: 18 July 2025

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**44 BOWERS STREET ORBOST VIC 3888**

Sold Price

**\$100,000** Sold Date **18-Sep-24**



Distance **0.24km**



**63 SALISBURY STREET ORBOST VIC 3888**

Sold Price

**\$145,000** Sold Date **20-Mar-24**



Distance **1.25km**



**20 PATTERSON LANE ORBOST VIC 3888**

Sold Price

**\$148,000** Sold Date **22-Feb-24**



Distance **0.51km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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