



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**5 Warrens Road,  
NEWMERELLA 3886**

House



3 beds



1 baths



4 parking

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Single price \$265,000**

### Median sale price

Median **House** for **Orbost** for period **Nov 2017 - Nov 2017**

Sourced from **Core Logic**.

**\$160,000**

### Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**5 Murphy's Lane,**  
Newmerella 3886

Price **\$260,000** Sold 18 August 2016

**7 Lochiel Street,**  
Orbost 3888

Price **\$265,000** Sold 18 June 2016

**47 Perry Street,**  
Orbost 3888

Price **\$239,000** Sold 03 April 2017

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Core Logic.

### Contact agents

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