

Statement of Information
**Single residential property located outside the
 Melbourne metropolitan area**

DATE: 14th March 2019

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
 Including suburb or
 locality and postcode

37/2-10 OCEAN ROAD SOUTH, LORNE

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$*475,000

or range between \$*

&

\$

Median sale price

(*Delete house or unit as applicable)

Median price \$527,000

*House

*Unit

Suburb
or locality

LORNE

Period - From 1/7/18

to 1/2/19

Source REA

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
1 9/2-10 Ocean Road South, Lorne	\$420,000	5/3/19
2 C217/ 148-174 Mountjoy Pde Lorne	\$500,000	5/12/18
3 2/118 Mountjoy Pde. Lorne	\$695,000	21/12/18

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.