

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 or
locality and postcode

8 Grove Road, Lorne Vic 3232

Indicative selling price

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

Single price \$ or range between \$1,150,000 & \$1,250,000

Median sale price

Median price \$1,255,000 Property type *Townhouse* Suburb Lorne Vic 3232

Period - From 14/2/2020 to 7/9/2020 Source Real Estate.com.au

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 3 Anderson Court, Lorne Vic 3232	\$1,295,000	14/2/2020
2 15 Clissold Street, Lorne Vic 3232	\$985,000	6/6/2020
3 2/21 Deans Marsh Road, Lorne Vic 3232	\$1,010,000	7/9/2020

This Statement of Information was prepared on: 12/10/2020