

# 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

39 Howard Street, Lorne Vic 3232

### Indicative selling price

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

Single price \$ or range between \$800,000 & \$880,000

### Median sale price

Median price \$1,555,000

Property type House

Suburb Lorne Vic 3232

Period - From 1/10/2019

to

30/9/2020

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 15 Clissold St. Lorne	\$985,000	6/6/2020
2 3/30 Richardson Boulevard, Lorne	\$850,000	23/12/2019
3 1/22 Otway Street, Lorne	\$850,000	19/1/2020

This Statement of Information was prepared on: 3/10/2020