

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 13 Hopetoun Terrace, 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 \$2,200,000 & \$2,300,000

Median sale price

Median price \$1,995,000 Property type House Suburb Lorne Vic 3232

Period - From 1/11/2020 to 30/12/2020 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 27 Summerhills Avenue, Lorne	\$2,300,000	1/11/2020
2 2/19 Fern Avenue, Lorne	\$2,210,000	4/12/2020
3 34A Charles Street, Lorne	\$2,300,000	30/12/2020

This Statement of Information was prepared on: 1/2/2021