

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 22 Dorman 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 \$1,800,000 & 1,900,000

**Median sale price**

Median price \$1,850,000 Property type *House* Suburb Lorne Vic 3232

Period - From 22/12/2019 to 15/5/2021 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 22 Deans Marsh Road, Lorne Vic 3232	\$1,550,000	22/12/2019
2 61 Hall Street, Lorne Vic 3232	\$1,400,000	5/12/2020
3 5 Howard Street, Lorne Vic 3232	\$2,267,000	15/5/2021

This Statement of Information was prepared on: 29/6/2021