

# 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

2/2 Austin Court, 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 \$1,395,000

or range between

&

### Median sale price

Median price \$1,450,000

Property type *Townhouse/Unit*

Suburb Lorne Vic 3232

Period - From 28/9/2021

to

19/10/2022

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 19/2-10 Ocean road South, Lorne	\$1,300,000	29/9/2021
2 13/2-10 Ocean Road South, Lorne.	\$1,400,000	1/10/2021
3 3/9 Albert Street, Lorne	\$1,545,000	19/10/021

This Statement of Information was prepared on: 10/1/2022