

# 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

3/12 Grove Road, 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  &

### Median sale price

Median price  Property type  Suburb

Period - From  to  Source

### 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
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1/ 11/4 Smith Street, Lorne	\$1,435,000	25/2/2022
2/ B113/148 Mountjoy Parade, Lorne.	\$1,250,000	20/2/2022
3/ 4/66 Mountjoy Parade, Lorne	\$1,435,000	22/1/2022

This Statement of Information was prepared on: