

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 11 Lorne Avenue, 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 \$1,950,000 & \$2,145,000

Median sale price

Median price \$2,350,000 Property type House Suburb Lorne Vic 3232

Period - From 2/11/2021 to 29/1/2022 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 48 Richardson Boulevard, Lorne Vic 3232	\$1,950,000	2/11/2021
2 16 Richardson Boulevard, Lorne Vic 3232	\$ 2,010,000	3/11/2021
3 2/2 Austin Court, Lorne Vic 3232	\$1,805,000	29/1/2022

This Statement of Information was prepared on: 23/3/2022