

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 68 George Street, 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 \$1,400,000 & \$1,500,000

Median sale price

Median price \$2,000,000

Property type House

Suburb Lorne Vic 3232

Period - From 13/11/2022

to

18/3/2022

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. 15 Waverley Avenue, Lorne.	\$1,300,000	13/11/2021
2. 12 Fletcher Street, Lorne	\$1,445,000	18/1/2022
3. 10 Richardson Boulevard, Lorne	\$1,320,000	18/3/2022

This Statement of Information was prepared on: 6/5/2022