

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

10 Fern 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 &

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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Address of comparable property	Price	Date of sale
1 15 Deans Marsh Road, Lorne Vic 3232	\$1,550,000	14/8/2023
2 21A Toorak Terrace, Lorne Vic 3232.	\$1,545,000	3/9/2025
3 84 Smith Street, Lorne Vic 3232.	\$1545,000	6/10/204

This Statement of Information was prepared on: