

# 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 Babington Lane, Lorne

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price range

\$1,480,000 - \$1,580,000

### Median sale price

Median price

\$1,809,500

Property type

House

Suburb

Lorne

Period - From

1 Mar 2023

to

28 Feb 2024

Source

Realestate.com.au

### Comparable property sales

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 . 7 Clissold Street, Lorne	\$1,550,000	10.07.23
2. 7 Smithers Street, Lorne	\$1,910,000	23.02.24
3. 45 Richardson Boulevard, Lorne	\$1,675,000	18.01.24

This Statement of Information was prepared on: 8.03.24