



GreatOceanRoad

REALESTATE

Statement of Information

Prepared on: 12.12.17

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

40 Dorman Street, Lorne, VIC, 3232

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price \$1,460,000.00

Median sale price

(*Delete house or unit as applicable)

Median price

\$1,007,500

House

X

Suburb
or locality

Lorne

Period - From

1 Dec 2016

to

4 Dec 2017

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. 68 Dorman Street, Lorne | \$1,400,000 | 4.12.17 |
| 2. 2/43 Dorman Street, Lorne | \$1,330,000 | 14.10.17 |
| 3. 45 Dorman Street, Lorne | \$1,050,000 | 10.11.17 |