

# 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 Belvedere Terrace, Lorne VIC 3232

### Indicative selling price

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

Single price \$1,495,000

### Median sale price

Median price \$1,910,000

Property type House

Suburb Lorne

Period - From 1 Dec 23

to

30 Nov 24

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. 84 Smith Street, Lorne	\$1,545,000	10.10.24
2. 21A Toorak Terrace, Lorne	\$1,545,000	5.09.24
3. 18 Smithers Street, Lorne	\$1,800,000	22.11.24

This Statement of Information was prepared on: 11.12.24