

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

1/21 Smith Street, Lorne VIC 3232

Indicative selling price

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

Price \$1,300,000

Median sale price

Median price

\$850,000

Property type

Unit

Suburb

Lorne

Period - From

1 Jun 2022

to

31 May 2023

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. 3/68 Smith Street, Lorne	\$1,595,000	23.6.23
2. 3/21 Smith Street, Lorne	\$1,600,000	11.6.23
3. 2/66 Mountjoy Parade, Lorne	\$1,025,000	16.4.22

This Statement of Information was prepared on: 28.6.23