



Statement of Information

Prepared on: 13.10.17

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

3/12 MINAPRE STREET, LORNE, VIC, 3232

Indicative selling price

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

Single price

\$595,000

Median sale price

Median price

*

House

X

Suburb
or locality

Lorne

Period - From

1/7/16

to

31/7/17

Source

Realestate.com.au

***Important advice about the median sale price:** The median sale price is provided to comply with section 47AF (2)(b) of the *Estate Agents Act 1980*. The median selling price for a residential property sold in the same suburb or locality in which the property offered for sale is located has been calculated on the sale prices of 3 residential properties sold during the period specified by the section. Because of the small number of sales, the median selling price is unlikely to be meaningful statistically and should be considered accordingly.

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. 1A Alpha Terrace Lorne	\$745,000	10.7.17
2. 17 Allen Street Lorne	\$599,500	1.11.17
3. 1/59 Great Ocean Road Lorne	\$565,000	5.10.16