

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

11 Tradewinds Avenue, Lorne VIC 3232

Indicative selling price

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

Price \$3,200,000

Median sale price

Median price \$2,050,000 Property type House Suburb Lorne

Period - From 1 Feb 2022 to 31 Jan 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 Hall Street, Lorne | \$4,715,000 | 17.4.22 |
| 2. 4 Tradewinds Avenue, Lorne | \$3,400,000 | 23.11.22 |
| 3. 5 Summerhills Avenue, Lorne | \$2,850,000 | 23.3.22 |

This Statement of Information was prepared on: 17.02.23