

Statement of Information**Prepared on: 2.3.18****Sections 47AF of the *Estate Agents Act 1980*****Property offered for sale**Address
Including suburb or
locality and postcode

9 Tradewinds Avenue, Lorne VIC,3232

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$1,225,000

Median sale price

Median price

\$990,000

House

☒Suburb
or locality

Lorne

Period - From

19 Feb 2017

to

19 Feb 2018

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.	8 Smithers Street Lorne	\$1,262,500	30.10.17
2.	49 Ocean Road Lorne	\$1,600,000	4.12.17
3.	45 Dorman Street Lorne	\$1,050,000	10.11.17