

# 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

2/13 Lorne Avenue, 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

\$1,100,000

### Median sale price

Median price

\$1,112,500

Property type

Unit

Suburb

Lorne

Period - From

10.06.2021

to

09.06.2022

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. 1/13 Lorne Avenue, Lorne    | \$1,025,000 | 8.06.2022    |
| 2. 2/22 Otway Street, Lorne    | \$1,426,000 | 16.10.2021   |
| 3. 3/9 Albert Street, Lorne    | \$1,545,000 | 19.10.2021   |

This Statement of Information was prepared on: 09.06.2022