

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

73 Polwarth Road, VIC, 3232

Indicative selling price

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

Single price

\$1,695,000

Median sale price

Median price

\$1,525,000

Property type

House

Suburb

Lorne

Period - From

3.11.19

to

2.11.20

Source

www.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. 1/17 Fern Avenue, Lorne | \$2,075,000 | 8.11.20 |
| 2. 24C Toorak Terrace, Lorne | \$1,695,000 | 8.10.19 |
| 3. 24A Toorak Terrace, Lorne | \$1,625,000 | 17.2.20 |

This Statement of Information was prepared on:

12.11.20