

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



96 DORMAN STREET, LORNE, VIC 3232

4 3 2

Indicative Selling Price

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

Price Range:

\$1,850,000 to \$1,950,000

Provided by: Mim Atkinson, Great Ocean Properties Aireys Inlet

MEDIAN SALE PRICE



LORNE, VIC, 3232

Suburb Median Sale Price (House)

\$955,000

01 April 2017 to 31 March 2018

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



23 HALL ST, LORNE, VIC 3232

3 1 1

Sale Price

\$2,000,000

Sale Date: 20/07/2017

Distance from Property: 575m



77 OTWAY ST, LORNE, VIC 3232

4 3 6

Sale Price

***\$1,700,000**

Sale Date: 12/02/2018

Distance from Property: 2.8km



60 SMITH ST, LORNE, VIC 3232

4 3 3

Sale Price

***\$1,995,000**

Sale Date: 08/01/2018

Distance from Property: 2.6km



This report has been compiled on 19/04/2018 by Great Ocean Properties Aireys Inlet. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

96 DORMAN STREET, LORNE, VIC 3232

Indicative selling price

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Price Range:

\$1,850,000 to \$1,950,000

Median sale price

Median price

\$955,000

House

X

Unit


Suburb

LORNE

Period

01 April 2017 to 31 March 2018

Source



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
23 HALL ST, LORNE, VIC 3232	\$2,000,000	20/07/2017
77 OTWAY ST, LORNE, VIC 3232	*\$1,700,000	12/02/2018
60 SMITH ST, LORNE, VIC 3232	*\$1,995,000	08/01/2018