



GreatOceanRoad

REALESTATE

Statement of Information

Prepared on: 17.11.17

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

34 Grand Parade, Lorne, VIC, 3232

Indicative selling price

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

Single price

\$1,450,000

Median sale price

Median price

\$1,105,000

*House

X

Suburb
or locality

Lorne

Period - From

1 Nov 2016

to

6 Nov 2017

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. 2 Fern Avenue, Lorne	\$1,700,000	October 2017
2. 2/43 Dorman Street, Lorne	\$1,330,000	October 2017
3. 11 Harvey Street, Lorne	\$1,275,000	July 2017