



# GreatOceanRoad

## REALESTATE

### Statement of Information

Prepared on: 30.10.17

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address  
Including suburb or  
locality and postcode

23 Toorak Terrace, 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 \$1,495,000

#### Median sale price

Median price \$1,025,000

House ☒

Suburb  
or locality Lorne

Period - From 23 Oct 2016 to 23 Oct 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. 24B Toorak Terrace Lorne    | \$1,795,000 | 26.10.17     |
| 2. 24A Toorak Terrace Lorne    | \$1,455,000 | 2.2.17       |
| 3. 2 Hopetoun Terrace Lorne    | 1,886,057   | 2.3.17       |