

# 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

18 Waverley 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

\$1,575,000

### Median sale price

Median price

\$1,777,000

Property type

House

Suburb

Lorne

Period - From

1 Oct 2022

to

30 Sep 2023

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 Belvedere Terrace, Lorne	\$1,437,000	24.4.23
2. 14 Lorne Terrace, Lorne	\$1,475,000	27.1.23
3. 6 Heath Street, Lorne	\$1,650,000	6.1.23

This Statement of Information was prepared on:

3.11.23