

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

21 Toorak Terrace, Lorne Vic 3232

Indicative selling price

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

Single price \$1,700,000

Median sale price

Median price \$1,737,500

Property Type House

Suburb Lorne

Period - From 15/01/2024

to 14/01/2025

Source Property Data

Comparable property sales (*Delete A or B below as applicable)

A* 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	21a Toorak Tce LORNE 3232	\$1,545,000	05/09/2024
2	14 Otway St LORNE 3232	\$1,515,000	08/04/2024
3	15 Deans Marsh Rd LORNE 3232	\$1,550,000	10/08/2023

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

15/01/2025 16:43