

# 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

15 Grand Parade, Lorne VIC 3232

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price range \$1,495,000

### Median sale price

Median price \$1,910,000

Property type House

Suburb Lorne

Period - From 1/12/23

to

30/11/24

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. 14 Otway Street, Lorne	\$1,575,000	8.4.24
2. 77 Ocean Road, Lorne	\$2,500,000	11.6.24
3. 56 Dorman Street, Lorne	\$1,950,000	7.2.24

This Statement of Information was prepared on: 10.12.24