

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 Apt 2/15 Smith Street, Lorne Vic 3232

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$1,775,000

or range between

&

Median sale price

Median price \$1,65,5000

Property type Apartment

Suburb Lorne Vic 3232

Period - From 11/7/2023

to

24/2/2024

Source Real Estate.com.au

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

| Address of comparable property | Price | Date of sale |
|-------------------------------------|-------------|--------------|
| 1 1/21 Smith Street, Lorne Vic 3232 | \$1,300,000 | 11/7/2023 |
| 2 4/9 Albert Street, Lorne Vic 3232 | \$1,295,000 | 24/11/23 |
| 3 18/4 Smith Street, Lorne Vic 3232 | \$3,000,000 | 24/2/2024 |

This Statement of Information was prepared on: 10/12/2024