

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

90A Smith Street, Lorne VIC 3232

Indicative selling price

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

Single price

\$2,700,000

Median sale price

Median price

\$1,830,500

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. 171 Smith Street, Lorne	\$3,540,000	29.03.22
2. 14 Dorman Street, Lorne	\$3,700,000	3.02.23
3. 46 Charles Street, Lorne	\$2,400,000	14.09.22

This Statement of Information was prepared on: 23.10.23