

# 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

94 Otway Street, 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

\$1,595,000

### Median sale price

Median price

\$1,862,500

Property type

House

Suburb

Lorne

Period - From

1.10.2021

to

30.09.22

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. 34 Otway Street, Lorne	\$1,690,000	23.12.21
2. 55 Polwarth Road, Lorne	\$1,705,000	8.6.22
3. 12 Fletcher Street, Lorne	\$1,445,000	18.1.21

This Statement of Information was prepared on: 30.09.22