

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

11/4 Smith Street, Lorne VIC 3232

Indicative selling price

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

Single price

\$1,435,000

Median sale price

Median price

\$1,025,000

Property type

Unit

Suburb

Lorne

Period - From

31.01.2021

to

01.02.22

Source

www.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. 4/66 Mountjoy Parade, Lorne | \$1,435,000 | 22.01.22 |
| 2. 3/9 Albert Street, Lorne | \$1,545,000 | 19.10.21 |
| 3. 5/4 Smith Street, Lorne | \$1,115,000 | 23.01.21 |

This Statement of Information was prepared on: 09.02.2022