



# GreatOceanRoad

REALESTATE

## Statement of Information

Prepared on: **30.11.17**

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb or  
locality and postcode

15 Deans Marsh Road, 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

\$795,000

### Median sale price

(\*Delete house or unit as applicable)

Median price

\$990,000

\*House ☒

Suburb  
or locality

Lorne

Period - From

20 Nov 2016

to

20 Nov 2017

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. 35 Deans Marsh Road Lorne	\$780,000	14.3.17
2. 1A Alpha Terrace Lorne	\$745,000	10.7.17
3. 2/21 Deans Marsh Road Lorne	\$800,000	18.11.16