

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

2/3 Hopetoun Terrace, Lorne

Indicative selling price

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

Single price \$1,650,000

Median sale price

Median price \$1,537,500

Property type House

Suburb Lorne

Period - From 3 Jul 2019

to

2 Jul 2020

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. 1/26 Hopetoun Terrace, Lorne	\$1,525,000	20/6/20
2. 24A Toorak Terrace, Lorne	\$1,625,000	17/2/20
3. 24C Toorak Terrace, Lorne	\$1,695,000	8/10/2019

This Statement of Information was prepared on: 24 July 2020