

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

3/19 Gwynne Avenue, Lorne

Indicative selling price

For the meaning of this price see 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 30 Sep 22

to

1 Aug 23

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. 2 Waverley Avenue, Lorne	\$2,309,000	8.4.23
2. 8 Gwynne Avenue, Lorne	\$2,050,000	21.11.22
3. 15 Fernleigh Terrace, Lorne	\$2,575,000	26.7.22

This Statement of Information was prepared on: 12.9.23