

# 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

4/11-13 Belvedere Terrace, Lorne, VIC, 3232

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price range between \$690,000 & \$720,000

### Median sale price

Median price \$730,0000 Property type Unit Suburb Lorne

Period - From 3.11.2019 to 2.11.2020 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. 6/33-35 Armytage Street Lorne	\$660,000	15.11.2019
2. 3/30 Richardson Boulevard Lorne	\$850,000	21.12.2019
3. 2/21 Deans Marsh Road Lorne	\$1,010,000	7.9.2020

This Statement of Information was prepared on: 9.11.2020