



GreatOceanRoad

REALESTATE

Statement of Information

Prepared on: 28.9.17

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

7 Waverley Avenue, Lorne, VIC, 3232

Indicative selling price

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

Single price

\$1,495,000

Median sale price

Median price

\$1,184,000

House

4BR

Suburb
or locality

Lorne

Period - From

1/7/16

to

31/7/17

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. 22 Alsop Street, Lorne	\$1,395,000	22.11.16
2. 9 Harvey Street, Lorne	\$1,400,000	6.12.16
3. 10 Waverley Avenue, Lorne	\$727,500	24.10.17