

# 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

38/2-10 Ocean Road South, 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 \$650,000

### Median sale price

Median price \$850,000 Property type Unit Suburb Lorne

Period - From 1 Jul 2022 to 30 Jun 2023 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. 9/2-10 Ocean Road South, Lorne	\$700,000	21.12.22
2. 157 Smith Street, Lorne	\$700,000	4.11.22
3. F325/148-174 Mountjoy Parade, Lorne	\$685,000	30.12.22

This Statement of Information was prepared on: 21.7.23