# 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 locality and postcode

Including suburb or 3 Babington Lane, Lorne

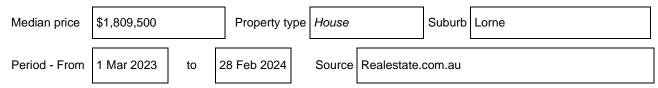
# Indicative selling price

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

Price

\$1,745,000

### Median sale price



# **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
1.7 Clissold Street, Lorne	\$1,550,000	10.07.23
2. 7 Smithers Street, Lorne	\$1,910,000	23.02.24
3. 45 Richardson Boulevard, Lorne	\$1,675,000	18.01.24

This Statement of Information was prepared on: 8.03.24

