



GreatOceanRoad

REALESTATE

Statement of Information

Prepared on: 1.12.17

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

51 Charles Street, Lorne VIC,3232

Indicative selling price

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

Single price \$1,695,000

Median sale price

Median price \$1,105,000

House ☒

Suburb
or locality Lorne

Period - From 1 Nov 2016 to 20 Nov 2017

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. 71 Charles Street Lorne	\$1,375,000	25.5.17
2. 22 Charles Street Lorne	\$1,325,000	17.4.17
3. 127 Smith Street Lorne	\$1,650,000	29.1.17