



# GreatOceanRoad

## REALESTATE

### Statement of Information

Prepared on: **18.12.17**

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb or  
locality and postcode

1/13 – 15 Normanby 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)

Range between

\$1,200,000

&

\$1,300,000

### Median sale price

(\*Delete house or unit as applicable)

Median price

\$1,184,000

House

X

Suburb  
or locality

Lorne

Period - From

4 Dec 2016

to

4 Dec 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. 32a Charles Street Lorne	\$1,275,000	26.11.17
2. 7 Waverley Avenue Lorne	\$1,465,000	16.11.17
3. 2/43 Dorman Street Lorne	\$1,330,000	14.6.17