

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

6/2-10 Ocean Road South, Lorne VIC 3232

Indicative selling price

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

Single price \$575,000

Median sale price

Median price \$1,295,000 Property type Unit Suburb Lorne

Period - From 1.10.2023 to 30.9.2024 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. 38/2-10 Ocean Road South, Lorne | \$650,000 | 9.07.23 |
| 2. 155 Smith Street, Lorne | \$625,000 | 19.12.23 |
| 3. 1/22-28 Mountjoy Parade, Lorne | \$995,000 | 2.11.23 |

This Statement of Information was prepared on: 25.10.2024