

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

46 Charles Street, Lorne VIC 3232

Indicative selling price

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

Price \$2,400,000

Median sale price

Median price \$1,846,250

Property type House

Suburb Anglesea

Period - From 01.09.2021

to

31.08.2022

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. 5 Grand Parade, Lorne | \$2,320,000 | 03.03.22 |
| 2. 15 William Street, Lorne | \$3,000,000 | 13.07.22 |
| 3. 14 Armytage Street, Lorne | \$3,000,000 | 30.09.21 |

This Statement of Information was prepared on: 31.08.22