

Statement of Information**Prepared on: 15.12.17****Sections 47AF of the *Estate Agents Act 1980*****Property offered for sale**

Address
Including suburb or
locality and postcode

16 Lorne Avenue, Lorne, VIC, 3232

Indicative selling price

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

Range between \$790,000 & \$850,000

Median sale price

Median price \$1,114,750

*House X

Suburb
or locality Lorne

Period - From 1 Dec 2016 to 1 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. 29 Armytage Street, Lorne	\$927,500	20.12.16
2. 35 Deans Marsh Road, Lorne	\$780,000	10.3.17
3. 71 George Street, Lorne	\$765,000	23.8.17