

# 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

22 / 4 Smith Street, Lorne VIC 3232

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,175,000

### Median sale price

Median price \$1,275,000

Property type Unit

Suburb Lorne

Period - From 1 Non 23

to

31 Oct 24

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. 2/66 Mountjoy Parade, Lorne	\$1,230,000	9/5/2024
2. 3/118 Mountjoy Parade, Lorne	\$1,300,000	7/9/2023
3. 1/22-28 Mountjoy Parade, Lorne	\$995,000	2/11/2023

This Statement of Information was prepared on: 13 Nov 2024