# 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 locality and postcode

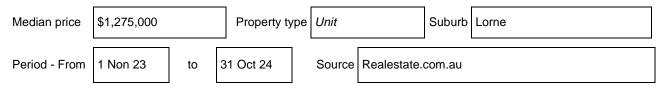
Including suburb or 26 / 4 Smith Street, Lorne VIC 3232

## Indicative selling price

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

Single price \$790,000

#### Median sale price



#### **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. 22/4 Smith Street, Lorne	\$1,175,000	18/11/2024
2. G235/148-174 Mountjoy Parade, Lorne	\$880,000	14/10/2023
3. 3/22-28 Mountjoy Parade, Lorne	\$750,000	22/11/2023

This Statement of Information was prepared on: 18/12/2024

