



# GreatOceanRoad

## REALESTATE

### Statement of Information

Prepared on: 22.8.17

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address  
Including suburb or  
locality and postcode

8 Smithers 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 \$1,400,000.00

#### Median sale price

Median price \$990,000

House ☒

Suburb  
or locality Lorne

Period - From 1/7/16

to 31/7/17

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. 57 Hall Street, Lorne	\$1,125,000	30.1.17
2. 13 Hall Street, Lorne	\$1,100,000	17.12.15
3. 7 Hall Street, Lorne	\$1,300,000	9.11.15