

# 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

11 Tradewinds Avenue, Lorne VIC 3232
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### Indicative selling price

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

Price

\$3,480,000
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### Median sale price

Median price

\$2,050,000
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Property type

House
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Suburb

Lorne
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Period - From

1 Feb 2022
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to

31 Jan 2023
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Source

Realestate.com.au
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### 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. 3 Hall Street, Lorne	\$4,715,000	17.4.22
2. 4 Tradewinds Avenue, Lorne	\$3,400,000	23.11.22
3. 5 Summerhills Avenue, Lorne	\$2,850,000	23.3.22

This Statement of Information was prepared on:

17.02.23
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