

# 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

12/5 Cora Lynn Court, 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 \$580,000

### Median sale price

Median price \$1,275,000 Property type Unit/Apartment Suburb Lorne

Period - From 30.11.23 to 01.10.24 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. 14 Minapre Street, Lorne	\$1,030,000	7.5.24
2. E124 Cumberland Resort, Lorne	\$695,000	3.10.24
3. 155 Smith Street, Lorne	\$625,000	27.9.24

This Statement of Information was prepared on: 11.11.24