

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

2 Waverley Avenue, Lorne VIC 3232

Indicative selling price

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

Price range

\$1,900,000 – \$2,100,000

Median sale price

Median price

\$2,050,000

Property type

House

Suburb

Lorne

Period - From

1 Feb 2022

to

31 Jan 2023

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. 8 Gwynne Avenue, Lorne	\$2,050,000	21.11.22
2. 6 Dalway Street, Lorne	\$1,650,000	6.08.21
3. 16 Belvedere Terrace, Lorne	\$1,550,000	4.12.21

This Statement of Information was prepared on:

09.03.23