

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

22/2-10 Ocean Road South, Lorne VIC 3232

Indicative selling price

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

Price \$1,950,000

Median sale price

Median price \$965,000 (3 bed) Property type Unit Suburb Lorne

Period - From 25.11.2020 to 24.11.2021 Source www.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. 5/12 Anderson Street, Lorne	\$2,000,000	15.07.21
2. 9/4 Smith Street, Lorne	\$3,050,000	30.06.21
3. 12/6-8 Armytage Street, Lorne	\$2,225,000	19.12.21

This Statement of Information was prepared on: 02.12.2021