

# 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

3 Hall 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)

Price range between \$4,700,000 & \$5,000,000

### Median sale price

Median price

\$1,955,000

Property type

House

Suburb

Lorne

Period - From

1.2.2021

to

28.2.2022

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. 2 Charles Street, Lorne	\$3,750,000	30.072021
2. 212 Mountjoy Parade, Lorne	\$4,850,000	23.1.2021
3. 2A Tradewinds Avenue, Lorne	\$4,800,000	25.11.2021

This Statement of Information was prepared on: 3.3.2022