

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

37/4 Smith Street, Lorne VIC 3232

Indicative selling price

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

Single price

\$1,450,000.00

Median sale price

Median price

\$1,012,500

Property type

Unit – 2 bed

Suburb

Lorne

Period - From

21.07.21

to

20.07.22

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. 2/22 Otway Street, Lorne	\$1,426,000	16.10.21
2. 4/66 Mountjoy Parade, Lorne	\$1,435,000	22.01.22
3. 11/4 Smith Street, Lorne	\$1,435,000	25.02.22

This Statement of Information was prepared on:

20.07.2022