

# 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

4/5-7 Gwynne Avenue, Lorne VIC 3232

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$1,600,000.00

### Median sale price

Median price

\$1,621,000.00

Property type

House

Suburb

Lorne, VIC 3232

Period - From

10.04.2024

to

10.04.2025

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. 3/19 Gwynne Avenue Lorne    | \$1,560,000 | 23.02.2025   |
| 2. 18 Smithers Street Lorne    | \$1,800,000 | 22.11.2024   |
| 3. 3 Belvedere Terrace Lorne   | \$1,325,000 | 25.03.2025   |

This Statement of Information was prepared on:

17.04.2025