## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for	sale
-----------------	---------	-----	------

Address	
Including suburb or	11 Tradewinds Avenue, Lorne VIC 3232
locality and postcode	

## Indicative selling price

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

Price \$2,800,000

### Median sale price

Median price	\$2,050,000		Property type	House	s	Suburb	Lorne
Period - From	1 Feb 2022	to	31 Jan 2023	Source	Realestate.com	m.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 Hall Street, Lorne	\$4,715,000	17.4.22
2. 4 Tradewinds Avenue, Lorne	\$3,400,000	23.11.22
3. 5 Summerhills Avenue, Lorne	\$2,850,000	23.3.22

This Statement of Information was prepared on: 17.02.23

