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	24 Deans Marsh Road, Lorne VIC 3232

Indicative selling price

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

Single price	$2,325,000.00

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. 8 Dorman Street Lorne	$3,100,000.00	23.10.2024
2. 19 Hall Street Lorne	$2,100,000.00	25.01.2025
3. 77 Great Ocean Road Lorne	$2,500,000.00	11.06.2024

This Statement of Information was prepared on: 10.04.2025