

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

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