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	5/4 Smith Street, Lorne VIC 3232

Indicative selling price

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

Price range	$950,000- $1,000,000

Median sale price

Median price	$730,000	Property type	*Unit*	Suburb	Lorne
Period - From	3.11.19	to	2.11.20	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. C317/148-174 Mountjoy Parade, Lorne	$1,116,000	9.11.20
2. E321/148-174 Mountjoy Parade, Lorne	$795,000	10.11.20
3. 2/21 Deans Marsh Road, Lorne	$1,010,000	7.9.20

This Statement of Information was prepared on: 18.12.2020