

# 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

9/4 Smith Street, Lorne, VIC, 3232

### Indicative selling price

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

Price range between \$2,650,000 & \$2,900,000

### Median sale price

Median price \$1,477,500 Property type House Suburb Lorne

Period - From 01.04.2020 to 30.03.2021 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. 12/6-8 Armytage Street Lorne	\$2,150,000	12.12.2020
2. 14/6-8 Armytage Street Lorne	\$2,225,000	20.12.2020
3. 19 Hopetoun Terrace Lorne	\$3,450,000	20.03.2021

This Statement of Information was prepared on: 6.5.2021