



Statement of Information

Prepared on: 31.12.18

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

22 Deans Marsh Road, Lorne

Indicative selling price

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

Single price \$1,795,000

Median sale price

Median price \$1,268,750

House

Suburb
or locality Lorne

Period - From 30/11/17 to 30/11/18

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. 96 Dorman Street, Lorne	\$1,700,000	22/6/18
2. 49 Great Ocean Road, Lorne	\$1,600,000	5/12/17
3. 23 Hall Street, Lorne	\$2,000,000	20/7/17