

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

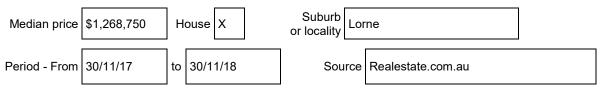
22 Deans Marsh Road, Lorne

Indicative selling price

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

Single price \$1,795,000

Median sale price



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 |