

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

23 Fern Avenue, Lorne, VIC, 3232

Indicative selling price

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

Single price

\$1,595,000

Median sale price

Median price

\$1,447,500

Property type

House

Suburb

Lorne

Period - From

5.2.2020

to

4.2.2021

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. 1/17 Fern Avenue, Lorne	\$2,075,000	8.11.2020
2. 2/19 Fern Avenue, Lorne	\$2,210,000	4.12.2020
3. 34A Charles Street, Lorne	\$2,300,000	27.12.2020

This Statement of Information was prepared on:

11.2.2021