

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

20 Clissold Street, Lorne Vic 3232

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$2,350,000

or range between

&

Median sale price

Median price \$2,450,000

Property type

Suburb

Lorne Vic 3232

Period - From 6/4/2023

to

12/3/2024

Source

Real Estate.com.au

Comparable property sales (*Delete A or B below as applicable)

A* 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 13 Normanby Terrace, Lorne Vic 3232	\$2,295,000	6/4/2023
2 41 Dorman Street, Lorne Vic 3232	\$2,600,000	8/9/2023
3 3 Roache Court, Lorne Vic 3232	\$2,075,000	6/4/2023

This Statement of Information was prepared on: 10/4/2024