



Statement of Information
Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and postcode 126B/35 Mountjoy Parade, 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 \$75,000 or range between \$* & \$

Median sale price

(*Delete house or unit as applicable)

Median price \$320,000 *House *Unit x Suburb Lorne Vic 3232
Period - From 1/1/2017 to 1/1/2018 Source Realestate.com.au

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

A* These are the three properties sold within two kilometres of the property for sale in the last six 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 220A/35 Mountjoy Parade, Lorne | \$75,000 | 23/6/2017 |
| 2 116B/35 Mountjoy Parade, Lorne | \$75,000 | 21/7/2017 |
| 3 186A/35b Mountjoy Parade, Lorne | \$330,000 | 8/10/2017 |