

# 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

Apt 39 Ocean Road South, Lorne Vic 3232.

### Indicative selling price

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

Single price \$530,000

or range between

&

### Median sale price

Median price \$550,000

Property type Unit

Suburb Lorne Vic 3232

Period - From 10/1/2020

to

1/11/2020

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 G232/148 Mountjoy Parade, Lorne Vic 3232	\$560,000	10/1/2020
2 16/3-9 Armytage Street, Lorne Vic 3232	\$665,000	26/4 2020
3 7/3-9 Armytage Street, Lorne Vic 3232	\$658,000	1/11/2020

This Statement of Information was prepared on: 4/12/2020