

Statement of Information

Single residential property located outside the Melbourne metropolitan area

DATE:

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

207A/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 \$185,000

or range between \$*

&

\$

Median sale price

(*Delete house or unit as applicable)

Median price \$175,000

*House

*Unit x

Suburb
or locality

Lorne Vic 3232

Period - From 28/9.2020

to 10/12/2020

Source realestate.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

| | | |
|--|-----------|------------|
| 1 152 A/35 Mountjoy Parade, Lorne Vic 3232 | \$156,000 | 28/9/2020 |
| 2 132 A&B/35 Mountjoy Parade, Lorne Vic 3232 | \$210,000 | 28/10/2020 |
| 3 131 A&B/35 Mountjoy Parade, Lorne Vic 3232 | \$250,000 | 10/12/2020 |