

Statement of Information

Single residential property located outside the Melbourne metropolitan area

DATE:

Sections 47AF of the *Estate Agents Act 1980*

8th January 2024

Property offered for sale

Address
Including suburb or locality and postcode

304/35 Mountjoy Pde. 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 \$*315,000

or range between \$*

&

\$

Median sale price

(*Delete house or unit as applicable)

Median price \$300,000

*House

*Unit x

Suburb or locality Lorne

Period - From 1/1/2023

to 31/12/2023

Source REA

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 208A&B/35 Mountjoy Pde. Lorne | \$255,000 | 28/06/2023 |
| 2 212A/35 Mountjoy Pde. Lorne | \$190,000 | 16/3/2023 |
| 3 133A/35 Mountjoy Pde. Lorne | \$172,000 | 7/2/2023 |

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.