

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 227/35 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 \$180,000

or range between

&

Median sale price

Median price \$160,000

Property type Unit

Suburb Lorne Vic 3232

Period - From 24/10/2021

to

4/11/2022

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 152A/35 Mountjoy Parade, Lorne.	\$200,000	24/10/2021
2 172A/35 Mountjoy Parade, Lorne	\$197,000	8/11/2021
3 161 A&B/35 Mountjoy Parade, Lorne.	\$360,000	4/11/2022

This Statement of Information was prepared on: 12/11/2022