

# 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 167 A&B/35 Mountjoy Parade, Lorne Vic 3232. 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 \$425,000

or range between

&

### Median sale price

Median price \$375,000

Property type Apartment

Suburb Lorne Vic 3232

Period - From 4/11/2022

to

1/7/2023

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

Address of comparable property	Price	Date of sale
1 161A&B/35 Mountjoy Parade, Lorne Vic 3232.	\$360,000	4/11/2022
2 159A&B/35 Mountjoy Parade, Lorne Vic 3232	\$412,500	18/11/2022
3 208A&B/35 Mountjoy Parade, Lorne Vic 3232.	\$255,000	1/7/2023

This Statement of Information was prepared on: 17/7/2023