

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 11/22-28 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 \$ or range between \$700,000 & \$770,000

Median sale price

Median price \$675,000 Property type Unit Suburb Lorne Vic 3232

Period - From 19/2/2023 to 27/11/2023 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. 1/22-28 Mountjoy Parade, Lorne Vic 3232.	\$995,000	2/11/2023
2. 155 Smith Street, Lorne Vic 3232	\$625,000	19/2/2023
3. 38/2-10 Ocean Road South, Lorne Vic 3232	\$650,000	27/11/2023

This Statement of Information was prepared on: 4/3/2024