

# 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

G131/148-174 Mountjoy Parade, Lorne VIC 3232

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$615,000

### Median sale price

Median price

\$1,025,000

Property type

Unit (2 bed)

Suburb

Lorne

Period - From

13.07.2021

to

12.07.2022

Source

Realestate.com.au

### Comparable property sales

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. A306/148-174 Mountjoy Parade, Lorne	\$860,000	6.05.2022
2. 159 Smith Street, Lorne	\$695,000	15.10.2021
3. 5/118 Mountjoy Parade, Lorne	\$665,000	19.10.2021

This Statement of Information was prepared on:

12.07.2022