

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

193A & B/35 Mountjoy Pde, Lorne Vic 3232

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$179,500

Median sale price

Median price \$955,000 House ☒ Unit ☐ Suburb or locality Lorne

Period - From 01/07/2016 to 30/06/2017 Source REIV

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 eighteen 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	9/3 Bay St LORNE 3232	\$235,000	07/06/2016
2	1/3 Bay St LORNE 3232	\$235,000	07/06/2016
3	22/3 Bay St LORNE 3232	\$150,000	14/11/2016

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 eighteen months.~~



Rooms:
Property Type:
 Agent Comments

Indicative Selling Price

\$179,500

Median House Price

Year ending June 2017: \$955,000

Comparable Properties

9/3 Bay St LORNE 3232 (VG)

Agent Comments



Price: \$235,000
Method: Sale
Date: 07/06/2016
Rooms: -
Property Type: Flat/Unit/Apartment (Res)

1/3 Bay St LORNE 3232 (VG)

Agent Comments



Price: \$235,000
Method: Sale
Date: 07/06/2016
Rooms: -
Property Type: Flat/Unit/Apartment (Res)

22/3 Bay St LORNE 3232 (VG)

Agent Comments



Price: \$150,000
Method: Sale
Date: 14/11/2016
Rooms: -
Property Type: Flat/Unit/Apartment (Res)