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

locality and postcode

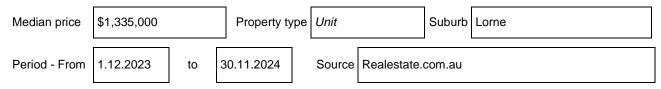
Including suburb or A306/148-174 Mountjoy Parade, Lorne VIC 3232

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$750,000

Median sale price



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. E124/148-174 Mountjoy Parade, Lorne | \$695,000 | 3.10.24 |
| 2. G325/148-174 Mountjoy Parade, Lorne | \$880,000 | 4.10.24 |
| 3. 3/22-28 Mountjoy Parade, Lorne | \$750,000 | 22.11.24 |

This Statement of Information was prepared on: 31.12.24

