



# GreatOceanRoad

## REALESTATE

### Statement of Information

Prepared on: 29.8.17

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address  
Including suburb or  
locality and postcode

10/256-260 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 \$1,075,000

#### Median sale price

Median price \$522,200

Unit X

Suburb  
or locality Lorne

Period - From 1 August 2016 to 21 August 2017

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. 9/256-260 Mountjoy Parade, Lorne	\$995,000	8.10.16
2. 23/256-260 Mountjoy Parade, Lorne	\$950,000	19.4.17
3. 19/3-9 Armytage Street, Lorne	\$1,300,000	24.1.17