

# 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

### Indicative selling price

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

Price

### Median sale price

Median price

Property type

Suburb

Period - From

to

Source

### 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. F326/148-174 Mountjoy Parade, Lorne	\$945,000	5.10.21
2. 1/13 Lorne Avenue, Lorne	\$1,025,000	7.6.22
3. 9/5 Cora-Lynn Court, Lorne	\$720,000	24.11.22

This Statement of Information was prepared on: