



GreatOceanRoad

REALESTATE

Statement of Information

Prepared on: 2.11.18

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

214 Mountjoy Parade, Lorne VIC,3232

Indicative selling price

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

Single price \$2,990,000

Median sale price

Median price

\$1,550,000

4B/R House

X

Suburb
or locality

Lorne

Period - From 29 Oct 2017

to 29 Oct 2018

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. 129 Smith Street, Lorne	\$2,200,000	14.7.18
2. 150 Smith Street, Lorne	\$2,050,000	13.7.18
3. 83 Polwarth Road, Lorne	\$2,675,000	15.2.18