



Statement of Information

Prepared on: 17.11.17

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

2/118 Mountjoy Parade, Lorne, Vic, 3232

Indicative selling price

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

Single price \$735,000

Median sale price

Median price \$580,000

2BR Unit X

Suburb
or locality Lorne

Period - From 1.11.17 to 13.11.17

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. Apt 3 / 118 Mountjoy Parade, Lorne | \$650,000 | October 2017 |
| 2. Apt 7 / 118 Mountjoy Parade, Lorne | \$695,000 | October 2017 |
| 3. Apt 15 / 3-9 Armytage Street, Lorne | \$750,000 | January 2017 |