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	E321/148-174 Mountjoy Parade, Lorne, VIC, 3232

Indicative selling price

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

Single price	$795,000

Median sale price

Median price	$730,000	Property type	*Apartment*	Suburb	Lorne
Period - From	3.9.2019	to	2.9.2020	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. F326/148-174 Mountjoy Parade, Lorne	$775,000	31.7.2020
2. 12/2-10 Ocean Road South, Lorne	$825,000	4.11.2019
3. B311/148-174 Mountjoy Parade, Lorne	$815,000	4.11.2020

This Statement of Information was prepared on: 14.9.2020