

# 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

3/118 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 \$1,300,000

### Median sale price

Median price \$850,000

Property type Unit

Suburb Lorne

Period - From 1 Jul 2022

to

30 Jun 2023

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. 2/13 Lorne Ave, Lorne	\$1,065,000	5.8.22
2. 37/4 Smith Street, Lorne	\$1,450,000	3.8.22
3. 1/118 Mountjoy Parade, Lorne	\$1200,000	20.4.22

This Statement of Information was prepared on: 21.7.23