



# GreatOceanRoad

## REALESTATE

### Statement of Information

Prepared on: 25.8.17

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb or  
locality and postcode

7/118 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

\$695,000

### Median sale price

Median price

\$522,500

Unit

X

Suburb  
or locality

Lorne

Period - From

1/8/2016

to

7/8/2107

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. 2/118 Mountjoy Parade Lorne    | \$660,000 | 20.1.16      |
| 2. 28/2-10 Ocean Road South Lorne | \$605,000 | 22.7.17      |
| 3. 4/15 Smith Street Lorne        | \$615,000 | 10.4.17      |