

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

205a Mountjoy Parade, Lorne Vic 3232

Indicative selling price

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

Single price \$425,000

Median sale price

Median price \$955,000

House

X

Unit

Suburb Lorne

Period - From 01/07/2016

to

30/06/2017

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	A207/148-174 Mountjoy Pde LORNE 3232	\$390,000	18/08/2017
2	206A/148 Mountjoy Pde LORNE 3232	\$375,000	28/03/2017
3	228F/148 Mountjoy Pde LORNE 3232	\$370,000	26/05/2017

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$425,000
Median House Price
Year ending June 2017: \$955,000

Comparable Properties



A207/148-174 Mountjoy Pde LORNE 3232 (REI) Agent Comments



Price: \$390,000
Method: Private Sale
Date: 18/08/2017
Rooms: 2
Property Type: Unit

206A/148 Mountjoy Pde LORNE 3232 (VG)

Agent Comments



Price: \$375,000
Method: Sale
Date: 28/03/2017
Rooms: -
Property Type: Flat/Unit/Apartment (Res)

228F/148 Mountjoy Pde LORNE 3232 (VG)

Agent Comments



Price: \$370,000
Method: Sale
Date: 26/05/2017
Rooms: -
Property Type: Flat/Unit/Apartment (Res)