

# 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

F325/148-174 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 \$1,295,000

Property type Unit

Suburb Lorne

Period - From 1.10.2023

to

30.9.2024

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. F325/148-174 Mountjoy Parade, Lorne | \$695,000 | 3.10.24      |
| 2. G225/148-174 Mountjoy Parade, Lorne | \$880,000 | 4.10.24      |
| 3. 11/22-28 Mountjoy Parade, Lorne     | \$790,655 | 28.03.24     |

This Statement of Information was prepared on: 07.11.24