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 locality and postcode

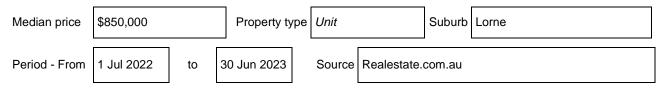
Including suburb or 1/22-28 Mountjoy Parade, Lorne VIC 3232

Indicative selling price

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

Single price \$995,000

Median sale price



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: 4.8.23

