

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

1/118 Mountjoy Parade, Lorne, VIC, 3232

Indicative selling price

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

Price range

\$1,150,000 - \$1,250,000

Median sale price

Median price

\$1,080,000.00

Property type

Unit

Suburb

Lorne

Period - From

1.3.2021

to

28.2.2022

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. 4/66 Mountjoy Parade, Lorne	\$1,435,000	22.1.2022
2. 19/2-10 Ocean Road, Lorne	\$1,400,000	28.9.2021
3. 3/9 Albert Street, Lorne	\$1,545,000	19.10.2021

This Statement of Information was prepared on:

1.4.2022