

# 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

E124/148-174 Mountjoy Parade, Lorne

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$749,000

### Median sale price

Median price \$1,809,500 Property type *Apartment* Suburb Lorne

Period - From 28 Feb 2023 to 31 Jan 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	\$685,000	3.12.22
2. 155 Smith Street, Lorne	\$625,000	6.02.24
3. 157 Smith Street, Lorne	\$700,000	4.11.22

This Statement of Information was prepared on: 16.02.24