

# 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

C315 Cumberland / 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 \$899,000

### Median sale price

Median price \$1,895,000 Property type House Suburb Lorne

Period - From 1 Jan 2023 to 31 Dec 23 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. 2/13 Lorne Avenue, Lorne	\$1,065,000	05.08.22
2. 9/5 Cora-Lynn Court, Lorne	\$720,000	11.10.22
3. F325/148 – 174 Mountjoy Parade, Lorne	\$685,000	03.12.22

This Statement of Information was prepared on: 04.01.24