

# 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

4/256-260 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 \$1,695,000

### 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. 3/118 Mountjoy Parade, Lorne	\$1,300,000	07.09.23
2. 4/66 Smith Street, Lorne	\$1,485,000	20.12.23
3. 3/68 Smith Street, Lorne	\$1,595,000	23.06.23

This Statement of Information was prepared on: 19.01.24