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: 152A/35 Mountjoy Parade, Lorne Vic 3232.

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price: $219,000 or range between: &

Median sale price

Median price: $200,000 Property type: Apartment Suburb: Lorne Vic 3232.

Period - From: 5/8/2024 to: 29/11/2024 Source: Realestate.com.au

***Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980**

Comparable property sales (*Delete A or B below as applicable)

OR B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

Address of comparable property	Price	Date of sale
1 207A&B/35 Mountjoy Parade, Lorne Vic 3232	$165,000	5/8/2024
2 219A/35 Mountjoy Parade, Lorne Vic 3232	$195,000	24/11/2024

This Statement of Information was prepared on: 14/62025