# 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	F325/148-174 Mountjoy Parade, Lorne VIC 3232
locality and postcode	

## Indicative selling price

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

Single price \$625,000

### Median sale price

Median price	\$1,295,000		Property ty	pe <i>Unit</i>		Suburb	Lorne
Period - From	1.10.2023	to	30.9.2024	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	\$695,000	3.10.24
2. G225/148-174 Mountjoy Parade, Lorne	\$880,000	4.10.24
3. 11/22-28 Mountjoy Parade, Lorne	\$790,655	28.03.24

This Statement of Information was prepared on: 07.11.24

