

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

Indicative selling price

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

Price

Median sale price

Median price

Property type

Suburb

Period - From

to

Source

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. F324/148-174 Mountjoy Parade, Lorne	\$825,000	6.12.24
2. G235/148-174 Mountjoy Parade, Lorne	\$880,000	4.10.24
3. 1/7 William Street, Lorne	\$1,230,000	4.09.25

This Statement of Information was prepared on: