



Statement of Information

Prepared on: 27.9.17

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

204/35 Mountjoy Parade, Lorne, VIC, 3232

Indicative selling price

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

Single price \$130,000

Median sale price

Median price \$307,500

Unit X

Suburb
or locality Lorne

Period - From 1 Aug 2016 to 21 August 2017

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. 143A/35 Mountjoy Parade, Lorne	\$73,000	6.4.17
2. 207A/35 Mountjoy Parade, Lorne	\$95,000	17.5.17
3. 227A/35 Mountjoy Parade, Lorne	\$75,000	14.11.16