

Statement of Information

**Single residential property located outside the
Melbourne metropolitan area**

DATE:

Sections 47AF of the *Estate Agents Act 1980***Property offered for sale**

Address
Including suburb or
locality and postcode

136A/35 Mountjoy Parade, Lorne Vic 3232

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

Single price \$169,000

or range between \$*

&

\$

Median sale price

(*Delete house or unit as applicable)

Median price \$170,000

*House

*Unit x

Suburb
or locality

Lorne Vic 3232

Period - From 29/11/2024

to 29/4/2026

Source realestate.com.au

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

A*

Address of comparable property

Price

Date of sale

1	\$	
2	\$	
3	\$	

OR there has been less than 3 sales in last 18 months.

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.