

STATEMENT OF INFORMATION

33 SINGER ROAD, LOCKINGTON, VIC 3563 PREPARED BY FP NEVINS & CO REAL ESTATE PTY LTD

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



33 SINGER ROAD, LOCKINGTON, VIC 3563 🕮 3 🕒 1







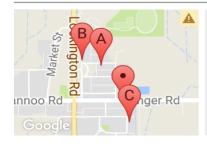
Indicative Selling Price

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

Price Range:

\$270,750 to \$299,250

MEDIAN SALE PRICE



LOCKINGTON, VIC, 3563

Suburb Median Sale Price (House)

\$168,500

01 July 2016 to 30 June 2017

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



13 BARTON ST, LOCKINGTON, VIC 3563







Sale Price

\$175,000

Sale Date: 11/04/2017

Distance from Property: 308m





19 HOPETOUN ST, LOCKINGTON, VIC 3563









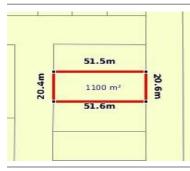
Sale Price

\$190,000

Sale Date: 27/08/2016

Distance from Property: 409m





3 BARWOOD ST, LOCKINGTON, VIC 3563







Sale Price

\$255.000

Sale Date: 16/05/2016

Distance from Property: 150m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	33 SINGER ROAD, LOCKINGTON, VIC 3563
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Indicative selling price

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

Price Range: \$270,750 to \$299,250

Median sale price

Median price	\$168,500	House X	Unit	Suburb	LOCKINGTON
Period	01 July 2016 to 30 Jun	Source	p	ricefinder	

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
13 BARTON ST, LOCKINGTON, VIC 3563	\$175,000	11/04/2017
19 HOPETOUN ST, LOCKINGTON, VIC 3563	\$190,000	27/08/2016
3 BARWOOD ST, LOCKINGTON, VIC 3563	\$255,000	16/05/2016

