

# 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  4

### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://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: 

## 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**

 3  1  2

### Sale Price

**\$175,000**

Sale Date: 11/04/2017

Distance from Property: 308m



**19 HOPETOUN ST, LOCKINGTON, VIC 3563**

 3  1  4

### Sale Price

**\$190,000**

Sale Date: 27/08/2016

Distance from Property: 409m



**3 BARWOOD ST, LOCKINGTON, VIC 3563**

 3  -  -

### Sale Price

**\$255,000**

Sale Date: 16/05/2016

Distance from Property: 150m



This report has been compiled on 11/07/2017 by FP Nevins & Co Real Estate Pty Ltd. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://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 June 2017

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
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