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	671 Calder Alternative Highway, Lockwood South Vic 3551
Including suburb or	
locality and postcode	

Indicative selling price

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

Single price \$679,000

Median sale price

Median price	\$900,000	Pro	perty Type	House		Suburb	Lockwood South
Period - From	02/05/2022	to	01/05/2023		Source	REIV	

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

A* 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

Add	dress of comparable property	Price	Date of sale
1	1035 Calder Alternative Hwy LOCKWOOD 3551	\$750,000	18/11/2022
2	247 Boswell Rd LOCKWOOD SOUTH 3551	\$730,000	08/04/2022
3	1 Lockwood Rises Rd LOCKWOOD SOUTH 3551	\$649,500	19/09/2022

OR

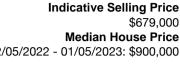
B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	02/05/2023 09:46





Justin Pell C.A.R. 0408 949 775 justin@dck.com.au









Property Type: House Land Size: 6070 sqm approx

Agent Comments

\$679,000 **Median House Price** 02/05/2022 - 01/05/2023: \$900,000

Comparable Properties



1035 Calder Alternative Hwy LOCKWOOD 3551 (REI/VG)

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Price: \$750,000 Method: Private Sale Date: 18/11/2022 Property Type: House Land Size: 37500 sqm approx **Agent Comments**



247 Boswell Rd LOCKWOOD SOUTH 3551

(REI/VG)





Price: \$730.000 Method: Private Sale Date: 08/04/2022 Property Type: House

Land Size: 20210 sqm approx

Agent Comments

Agent Comments

1 Lockwood Rises Rd LOCKWOOD SOUTH

3551 (VG)





Price: \$649,500 Method: Sale Date: 19/09/2022

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 8109 sqm approx

Account - Dungey Carter Ketterer | P: 03 5440 5000



