

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
Including suburb or
locality and postcode

671 Calder Alternative Highway, Lockwood South Vic 3551

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

Property 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	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 comparable properties 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



3 2 5

Property Type: House
Land Size: 6070 sqm approx
Agent Comments

Indicative Selling Price
\$679,000

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

Comparable Properties



1035 Calder Alternative Hwy LOCKWOOD 3551 (REI/VG)

Agent Comments

3 2 3

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



247 Boswell Rd LOCKWOOD SOUTH 3551 (REI/VG)

Agent Comments

4 2 2

Price: \$730,000
Method: Private Sale
Date: 08/04/2022
Property Type: House
Land Size: 20210 sqm approx

1 Lockwood Rises Rd LOCKWOOD SOUTH 3551 (VG)

Agent Comments

3 - -

Price: \$649,500
Method: Sale
Date: 19/09/2022
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 8109 sqm approx

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