

# STATEMENT OF INFORMATION

31 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



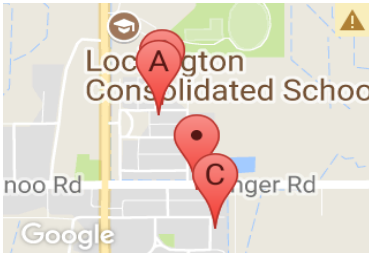
**31 SINGER ROAD, LOCKINGTON, VIC 3563**  3  2  2

### Indicative Selling Price

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

Price Range: **\$330,000 to \$363,000**

## 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: 299m



**12 BARTON ST, LOCKINGTON, VIC 3563**

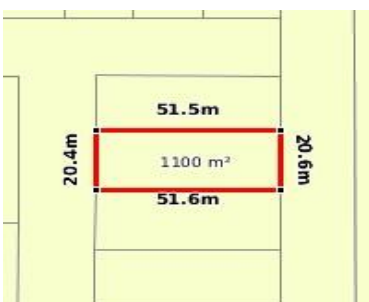
 3  1  1

### Sale Price

**\$153,000**

Sale Date: 16/02/2017

Distance from Property: 328m



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

 3  -  -

### Sale Price

**\$255,000**

Sale Date: 16/05/2016

Distance from Property: 156m



This report has been compiled on 28/08/2017 by FP Nevins & Co Real Estate Pty Ltd. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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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

31 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:

\$330,000 to \$363,000

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   |
| 12 BARTON ST, LOCKINGTON, VIC 3563 | \$153,000 | 16/02/2017   |
| 3 BARWOOD ST, LOCKINGTON, VIC 3563 | \$255,000 | 16/05/2016   |