

# 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

850 Calder Alternative Highway, Lockwood South Vic 3551

### Indicative selling price

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

Single price

\$635,000

### Median sale price

Median price

\$630,000

Property Type

House

Suburb

Lockwood South

Period - From

16/09/2018

to

15/09/2019

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 eighteen 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	740 Calder Alternative Hwy LOCKWOOD SOUTH 3551	\$644,000	23/07/2019
2	24 Bareena La LOCKWOOD 3551	\$600,000	02/10/2018
3			

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 eighteen months.~~

This Statement of Information was prepared on:

16/09/2019 11:12



**Property Type:** Hobby Farm < 20 ha (Rur)  
**Land Size:** 23160 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$635,000

**Median House Price**  
16/09/2018 - 15/09/2019: \$630,000

## Comparable Properties



**740 Calder Alternative Hwy LOCKWOOD SOUTH 3551 (REI)**

Agent Comments



**Price:** \$644,000  
**Method:** Private Sale  
**Date:** 23/07/2019  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 9739 sqm approx

**24 Bareena La LOCKWOOD 3551 (VG)**

Agent Comments



**Price:** \$600,000  
**Method:** Sale  
**Date:** 02/10/2018  
**Property Type:** Hobby Farm < 20 ha (Rur)  
**Land Size:** 29300 sqm approx

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 eighteen months.