

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 and
postcode

2 CLARE AVENUE LOCKINGTON VIC 3563

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$430,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$339,000

Property type

House

Suburb

Lockington

Period-from

01 Mar 2022

to

28 Feb 2023

Source

Corelogic

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

36 ARCHIBALD STREET LOCKINGTON VIC 3563	\$339,000	25-Jul-22
13 MCCOLL STREET LOCKINGTON VIC 3563	\$340,000	22-Apr-22
16 LOCKINGTON ROAD LOCKINGTON VIC 3563	-	24-Feb-23

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: 22 March 2023



**36 ARCHIBALD STREET
LOCKINGTON VIC 3563**

 3  1  1

Sold Price

\$339,000

Sold Date

25-Jul-22

Distance

0.2km



**13 MCCOLL STREET LOCKINGTON
VIC 3563**

 3  1  -

Sold Price

\$340,000

Sold Date

22-Apr-22

Distance

0.35km



**16 LOCKINGTON ROAD
LOCKINGTON VIC 3563**

 3  1  2

Sold Price

^{RS} - ^{UN}

Sold Date

24-Feb-23

Distance

0.27km

RS = Recent sale

UN = Undisclosed Sale

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