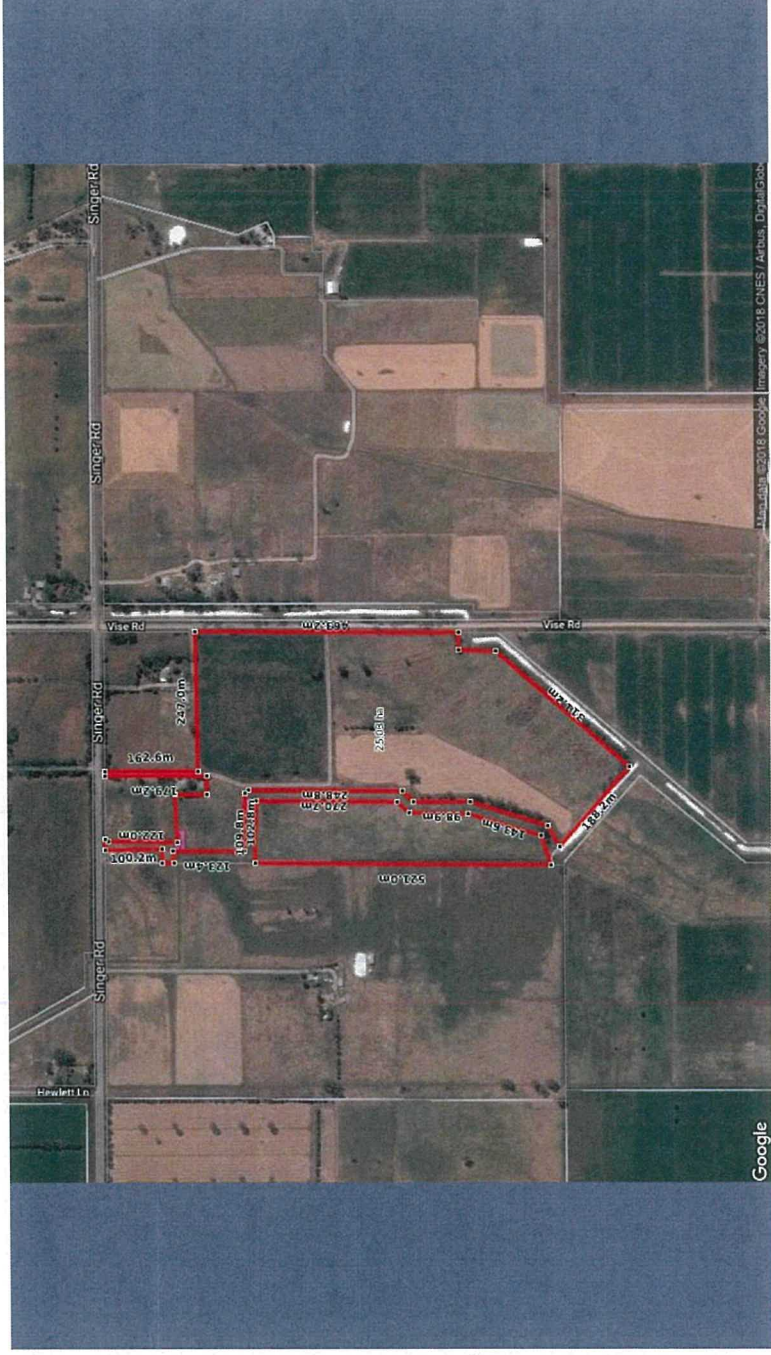


PROPERTY REPORT

WISE ROAD, LOCKINGTON, VIC



WISE ROAD, LOCKINGTON, VIC 3563



Property Details

Property Type: Other - N/A

RPD: 2//PS501185 (10848794)

Land Use:

Zoning

Council: CAMPASPE SHIRE

Features:

MIXED FARMING AND GRAZING WITHOUT INFRASTRUCTURE

CAMPASPE SHIRE

Area: 25.03 ha

Area \$/m²: \$0

Water/Sewerage:

Property ID: 5937352 /

UBD Ref: UBD Ref:

This report has been compiled on 09/07/2018 by FP Nevins & Co Real Estate Pty Ltd. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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STATEMENT OF INFORMATION

WISE ROAD, LOCKINGTON, VIC

PREPARED BY FP NEVINS & CO REAL ESTATE PTY LTD



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



WISE ROAD, LOCKINGTON, VIC

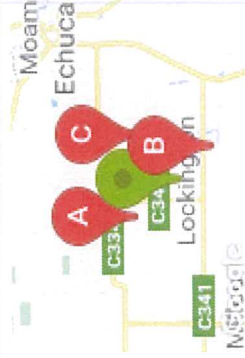
Indicative Selling Price

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

Price Range: **\$230,000 to \$253,000**



MEDIAN SALE PRICE



LOCKINGTON, VIC, 3563

Suburb Median Sale Price (Other)

\$400,000

01 July 2017 to 30 June 2018

Provided by: **pricefinder**

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.



1927 WHINFIELD RD, LOCKINGTON, VIC 3563

Sale Price

\$0

Sale Date: 28/02/2017

Distance from Property: 6.8km



MCCOLL RD, BAMAWM, VIC 3561

Sale Price

\$180,000

Sale Date: 26/04/2017

Distance from Property: 5.3km



362 BAMAWM RD, BAMAWM, VIC 3561

Sale Price

\$0

Sale Date: 18/03/2018

Distance from Property: 6.9km

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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	VICE ROAD, LOCKINGTON, VIC
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Indicative selling price

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

Price Range:	\$230,000 to \$253,000
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Median sale price

Median price	\$400,000	House		Unit		Suburb	LOCKINGTON
Period	01 July 2017 to 30 June 2018			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
1927 WHINFIELD RD, LOCKINGTON, VIC 3563	\$0	28/02/2017
MCCOLL RD, BAMAWM, VIC 3561	\$180,000	26/04/2017
362 BAMAWM RD, BAMAWM, VIC 3561	\$0	18/03/2018