

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 22 Turramurra Road, Lockwood VIC 3551

Indicative selling price

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

\$299,000

&

\$328,000

Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

Median price N/A House ☒ Suburb or locality Lockwood
Period - From April 18, 2018 to April 18, 2018 Source www.realestate.com.au

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
1. 671 Calder Alternative Highway, Lockwood South VIC 3551	\$338,000	27/12/17
2. 21 Broadway, Lockwood South VIC 3551	\$340,000	12/01/18
3. 79 Weigards Road, Lockwood VIC 3551	\$570,000	01/05/17

Property data source: www.rpdata.com.au. Generated on 18/04/18.

Additional information about comparable sales.



Lockwood South 671 Calder Alternative Highway

3 BED 2 BATH 2 CAR 5 ROOMS

METHOD Private
TYPE House
LAND Approx. 6,070Ha



Lockwood South 21 Broadway

3 BED 1 BATH 4 CAR 4 ROOMS

METHOD Private
TYPE House
LAND Approx. 2,500Ha



Lockwood 79 Wiegards Road

3 BED 1 BATH 2 CAR 4 ROOMS

METHOD Private
TYPE House
LAND Approx. 3.85Ha