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Statement of Information

28 ARCHIBALD STREET, LOCKINGTON, VIC 3563

Prepared by Liam Russell, Charles L King & Co First National



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STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



28 ARCHIBALD STREET, LOCKINGTON,

2 1 1

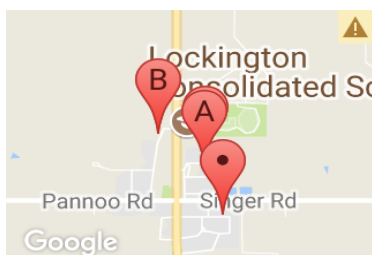
Indicative Selling Price

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

Price Range: \$170,000 to \$187,000

Provided by: Liam Russell, Charles L King & Co First National

MEDIAN SALE PRICE



LOCKINGTON, VIC, 3563

Suburb Median Sale Price (House)

\$160,750

01 October 2016 to 30 September 2017

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.



13 BARTON ST, LOCKINGTON, VIC 3563

3 1 2

Sale Price

\$175,000

Sale Date: 11/04/2017

Distance from Property: 378m



36 MARKET ST, LOCKINGTON, VIC 3563

3 1 4

Sale Price

\$200,000

Sale Date: 06/03/2017

Distance from Property: 729m



12 BARTON ST, LOCKINGTON, VIC 3563

3 1 1

Sale Price

\$153,000

Sale Date: 16/02/2017

Distance from Property: 409m



This report has been compiled on 30/10/2017 by Charles L King & Co First National. Property Data Solutions Pty Ltd 2017 - 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

28 ARCHIBALD STREET, LOCKINGTON, VIC 3563

Indicative selling price

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

Price Range:

\$170,000 to \$187,000

Median sale price

Median price

\$160,750

House

X

Unit


Suburb

LOCKINGTON

Period

01 October 2016 to 30 September 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
36 MARKET ST, LOCKINGTON, VIC 3563	\$200,000	06/03/2017
12 BARTON ST, LOCKINGTON, VIC 3563	\$153,000	16/02/2017