

# 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 or  
locality and postcode

140 Sunrise Crescent, Lockwood South

### Indicative selling price

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

(\*Delete single price or range as applicable)

Single price \$ or range between \$699,000 & \$735,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$472,250

\*House X

\*unit

Suburb  
or locality Lockwood South

Period - From June 2016 to June 2017

Source Pricefinder

**Either** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months\*.

**Or** 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\*.

**There are less than 3 comparable properties within a 5km radius in the past 18 months for 140 Sunrise Crescent Lockwood South.**