

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 or
locality and postcode

740 Calder Alternative Highway, Lockwood South Vic 3551

Indicative selling price

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

Range between \$650,000

&

\$675,000

Median sale price*

Median price

House

Unit

Suburb or locality

Lockwood South

Period - From

to

Source

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 eighteen 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	224a Edwards Rd MAIDEN GULLY 3551	\$692,500	01/02/2019
2	15 Kathleen Tce MAIDEN GULLY 3551	\$680,000	02/01/2018
3	267 Soldier Rd RAVENSWOOD 3453	\$635,000	12/02/2019

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 eighteen months.

* 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.



4 2 3

Rooms:
Property Type: House
Land Size: 9739 sqm approx
Agent Comments

Indicative Selling Price
\$650,000 - \$675,000
No median price available

Comparable Properties



224a Edwards Rd MAIDEN GULLY 3551 (REI/VG)

Agent Comments

4 2 5

Price: \$692,500
Method: Private Sale
Date: 01/02/2019
Rooms: 6
Property Type: House
Land Size: 2899 sqm approx



15 Kathleen Tce MAIDEN GULLY 3551 (VG)

Agent Comments

4 - -

Price: \$680,000
Method: Sale
Date: 02/01/2018
Rooms: -
Property Type: House (Res)
Land Size: 3235 sqm approx



267 Soldier Rd RAVENSWOOD 3453 (REI/VG)

Agent Comments

4 2 2

Price: \$635,000
Method: Private Sale
Date: 12/02/2019
Rooms: 6
Property Type: House
Land Size: 4046 sqm approx