

STATEMENT OF INFORMATION

7 ARCHIBALD STREET, LOCKINGTON, VIC 3563

PREPARED BY FP NEVINS & CO REAL ESTATE PTY LTD



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



7 ARCHIBALD STREET, LOCKINGTON, VIC  **2**  **1**  **2**

Indicative Selling Price

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

Price Range: \$155,000 to \$170,500

MEDIAN SALE PRICE



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 agents representative considers to be most comparable to the property for sale.



36 MARKET ST, LOCKINGTON, VIC 3563  **3**  **1**  **4**

Sale Price

\$200,000

Sale Date: 06/03/2017

Distance from Property: 674m



12 BARTON ST, LOCKINGTON, VIC 3563  **3**  **1**  **1**

Sale Price

\$153,000

Sale Date: 16/02/2017

Distance from Property: 433m



14 BARTON ST, LOCKINGTON, VIC 3563  **3**  **1**  **2**

Sale Price

\$146,000

Sale Date: 08/01/2018

Distance from Property: 437m



This report has been compiled on 23/05/2018 by FP Nevins & Co Real Estate Pty Ltd 2018 - www.pricefinder.com.au

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5 LUCAS CRES, LOCKINGTON, VIC 3563

Sale Price

\$145,000

Sale Date: 29/11/2017



Distance from Property: 171m 

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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

7 ARCHIBALD STREET, LOCKINGTON, VIC 3563

Indicative selling price

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

Price Range: \$155,000 to \$170,500

Median sale price

Median price \$153,000 House ☒ Unit ☐ Suburb LOCKINGTON

Period 01 April 2017 to 31 March 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
36 MARKET ST, LOCKINGTON, VIC 3563	\$200,000	06/03/2017
12 BARTON ST, LOCKINGTON, VIC 3563	\$153,000	16/02/2017
14 BARTON ST, LOCKINGTON, VIC 3563	\$146,000	08/01/2018
5 LUCAS CRES, LOCKINGTON, VIC 3563	\$145,000	29/11/2017