



STATEMENT OF INFORMATION

90 HAMILTON WAY, LOCKWOOD SOUTH, VIC 3551

PREPARED BY WES DORRINGTON, PROPERTY PLUS REAL ESTATE AGENTS



**Property
Plus**
REAL ESTATE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



90 HAMILTON WAY, LOCKWOOD SOUTH,  -  -  -

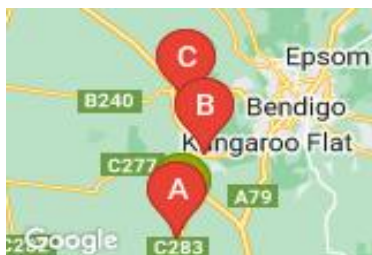
Indicative Selling Price

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

Price Range: \$835,000 to \$855,000

Provided by: Wes Dorrington, Property Plus Real Estate Agents

MEDIAN SALE PRICE



LOCKWOOD SOUTH, VIC, 3551

Suburb Median Sale Price (Vacant Land)

\$415,000

01 October 2021 to 30 September 2022

Provided by: 

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.



52 MULBERRY LANE, LOCKWOOD SOUTH, VIC  4  2  4

Sale Price

\$900,000

Sale Date: 09/06/2022

Distance from Property: 1.1km



750 LOCKWOOD RD, LOCKWOOD, VIC 3551  3  1  2

Sale Price

\$820,000

Sale Date: 17/06/2022

Distance from Property: 9.1km



19 MOSS LANE, MARONG, VIC 3515  3  1  2

Sale Price

\$816,500

Sale Date: 29/06/2022

Distance from Property: 14km



This report has been compiled on 04/11/2022 by Property Plus Real Estate Agents. Property Data Solutions Pty Ltd 2022 - 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

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

90 HAMILTON WAY, LOCKWOOD SOUTH, VIC 3551

Indicative selling price

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

Price Range:

\$835,000 to \$855,000

Median sale price

Median price

\$415,000

Property type

Vacant Land

Suburb

LOCKWOOD
SOUTH

Period

01 October 2021 to 30 September
2022

Source

pricfinder

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

| | | |
|--|-----------|------------|
| 52 MULBERRY LANE, LOCKWOOD SOUTH, VIC 3551 | \$900,000 | 09/06/2022 |
| 750 LOCKWOOD RD, LOCKWOOD, VIC 3551 | \$820,000 | 17/06/2022 |
| 19 MOSS LANE, MARONG, VIC 3515 | \$816,500 | 29/06/2022 |

This Statement of Information was prepared on:

04/11/2022