

# 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

818 Calder Alternative Highway, Lockwood South Vic 3551

### Indicative selling price

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

Single price \$449,000

### Median sale price

Median price \$625,000

Property Type House

Suburb Lockwood South

Period - From 06/02/2019

to 05/02/2020

Source REIV

### 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                              |       |              |
| 2                              |       |              |
| 3                              |       |              |

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.~~

This Statement of Information was prepared on:

06/02/2020 18:21



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 10000 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$449,000  
**Median House Price**  
06/02/2019 - 05/02/2020: \$625,000

## Comparable Properties

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.