LUKE GOGGIN REAL ESTATE

STATEMENT OF INFORMATION

Prepared on 19 Jun 2019

Paul Dalton

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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

202 Mulberry Lane Lockwood South VIC 3551

4 2 2

Indicative Selling Price

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

Single Price $649,950

Median Sale Price

Important advice about the median sale price: 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.*

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.



120 Sunrise Crescent Lockwood South VIC 3551

4 2 3

Sold Price **$625,000** Sold Date **30-May-19**

Distance **1.63km**



36 Hamilton Way Lockwood South VIC 3551

4 2 2

Sold Price **$635,000** Sold Date **22-May-19**

Distance **1.72km**

RS = Recent sale UN = Undisclosed Sale

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111 Springvale Road Lockwood South VIC 3551

4 2 2

Sold Price **$730,000** Sold Date **12-Jul-18**

Distance **3.14km**

RS = Recent sale **UN** = Undisclosed Sale

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