

## 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 or  
locality and postcode

180 Bendigo Maldon Road, Lockwood South 3551

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$\*  or range between \$455,000 & \$475,000

#### Median sale price

(\*Delete house or unit as applicable)

Median price \$455,000 \*House  \*Unit  Suburb or locality Lockwood South

Period - From March 2011 to July 2017 Source PDOL

#### 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 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
1. 5659 Calder Highway, Big Hill	\$470,000	21/03/2017
2. 21 Rigg Street, Ravenswood	\$440,000	23/12/2016
3. 12 Needlewood Drive, Kangaroo Flat	\$495,000	03/01/2017

**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 18 months.