

## 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

21 Hurst Road, Lockwood Vic 3551

#### Indicative selling price

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

Range between

\$485,000

&

\$515,000

#### Median sale price\*

Median price

House

Unit

Suburb or locality

Lockwood

Period - From

to

Source

#### 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	897 Crusoe Rd LOCKWOOD SOUTH 3551	\$470,000	16/05/2018
2	43 Hurst Rd LOCKWOOD 3551	\$440,000	30/10/2017
3	62 Wells Rd LOCKWOOD 3551	\$425,000	02/11/2018

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.~~

\* 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.

**Rooms:****Property Type:** Hobby Farm < 20 ha (Rur)**Land Size:** 20000 sqm approx

Agent Comments

**Indicative Selling Price**

\$485,000 - \$515,000

**No median price available**

The ultimate thirst quencher in Lockwood. Four tanks, total of 45,000 litres, a bore and a dam. There's H2O on tap here. Bottoms up! Spacious home topped off with excellent outdoor living opportunities and a man cave. Features: 4 bedrooms Built in robes Ceiling fans Split system Combustion heating Ensuite and main bathroom 7m x 9m shed with power and concrete floor Large paved entertainment area with built in BBQ Just over 5 acres Tank water approx. 45,000 litres Dam, bore and 3.3 meg water right Only minutes to Kangaroo Flat shopping

## Comparable Properties

**897 Crusoe Rd LOCKWOOD SOUTH 3551 (REI/VG)**

Agent Comments

**Price:** \$470,000**Method:** Private Sale**Date:** 16/05/2018**Rooms:** 5**Property Type:** House**Land Size:** 8128 sqm approx**43 Hurst Rd LOCKWOOD 3551 (VG)**

Agent Comments

**Price:** \$440,000**Method:** Sale**Date:** 30/10/2017**Rooms:** -**Property Type:** Hobby Farm < 20 ha (Rur)**Land Size:** 20000 sqm approx**62 Wells Rd LOCKWOOD 3551 (VG)**

Agent Comments

**Price:** \$425,000**Method:** Sale**Date:** 02/11/2018**Rooms:** -**Property Type:** Hobby Farm < 20 ha (Rur)**Land Size:** 70000 sqm approx