

# STATEMENT OF INFORMATION

31 PANORAMA ROAD, LOCKWOOD SOUTH, VIC 3551

PREPARED BY WES DORRINGTON, BENDIGO PROPERTY PLUS

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



### 31 PANORAMA ROAD, LOCKWOOD

 1  -  -

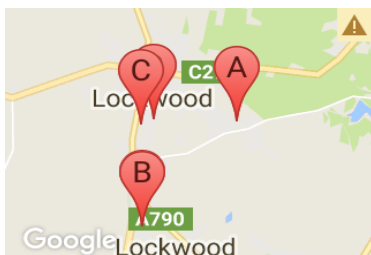
#### Indicative Selling Price

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

Price Range: **\$350,000 to \$360,000**

Provided by: Wes Dorrington, Bendigo Property Plus

## MEDIAN SALE PRICE



### LOCKWOOD SOUTH, VIC, 3551

Suburb Median Sale Price (Vacant Land)

**\$220,000**

01 October 2016 to 30 September 2017

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.



### 181 MERINDAH RD, LOCKWOOD, VIC

 3  1  2

#### Sale Price

**\$390,000**

Sale Date: 02/08/2016

Distance from Property: 3.9km



### 35 PANORAMA RD, LOCKWOOD SOUTH,

 3  1  1

#### Sale Price

**\$275,500**

Sale Date: 08/07/2016

Distance from Property: 23m



### 21 HURST RD, LOCKWOOD, VIC 3551

 4  2  2

#### Sale Price

**\$445,000**

Sale Date: 16/11/2016

Distance from Property: 2.9km



This report has been compiled on 20/11/2017 by Bendigo Property Plus. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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134 MCCOMBS RD, LOCKWOOD, VIC

 4  2  2

Sale Price

**\$345,000**

Sale Date: 12/08/2015

Distance from Property: 3.1km



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 and  
postcode

31 PANORAMA ROAD, 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)

Price Range:

\$350,000 to \$360,000

Median sale price

Median price

\$220,000

House

Unit


Suburb

LOCKWOOD SOUTH

Period

01 October 2016 to 30 September 2017

Source



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
181 MERINDAH RD, LOCKWOOD, VIC 3551	\$390,000	02/08/2016
35 PANORAMA RD, LOCKWOOD SOUTH, VIC 3551	\$275,500	08/07/2016
21 HURST RD, LOCKWOOD, VIC 3551	\$445,000	16/11/2016
134 MCCOMBS RD, LOCKWOOD, VIC 3551	\$345,000	12/08/2015