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# Statement of Information

101 FOREST ROAD S, LARA, VIC 3212

Prepared by Elise Carey, Carey First National Real Estate

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**101 FOREST ROAD S, LARA, VIC 3212**

 4  2  2

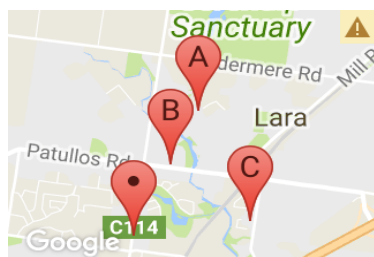
### Indicative Selling Price

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

**Price Range: \$459,000 to \$489,000**

Provided by: Elise Carey, Carey First National Real Estate

## MEDIAN SALE PRICE



**LARA, VIC, 3212**

Suburb Median Sale Price (House)

**\$460,000**

01 April 2017 to 31 March 2018

Provided by: 

## COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**5 YOUNG ST, LARA, VIC 3212**

 4  2  2

Sale Price

**\$480,000**

Sale Date: 03/03/2018

Distance from Property: 2km



**37 STATION LAKE RD, LARA, VIC 3212**

 3  2  4

Sale Price

**\*\$470,000**

Sale Date: 31/05/2018

Distance from Property: 1.1km



**3 BOULDER CRT, LARA, VIC 3212**

 3  2  3

Sale Price

**\*\$468,750**

Sale Date: 11/05/2018

Distance from Property: 1.5km



This report has been compiled on 25/06/2018 by Carey First National Real Estate. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

101 FOREST ROAD S, LARA, VIC 3212

Indicative selling price

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

Price Range:

\$459,000 to \$489,000

Median sale price

Median price

\$460,000

House

X

Unit


Suburb

LARA

Period

01 April 2017 to 31 March 2018

Source



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
5 YOUNG ST, LARA, VIC 3212	\$480,000	03/03/2018
37 STATION LAKE RD, LARA, VIC 3212	*\$470,000	31/05/2018
3 BOULDER CRT, LARA, VIC 3212	*\$468,750	11/05/2018