

Statement of Information

74 OHALLORANS ROAD, LARA, VIC 3212

Prepared by Emily, Carey First National Real Estate



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



74 OHALLORANS ROAD, LARA, VIC 3212 🕮 4 🕒 2 😂 2

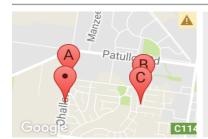
Indicative Selling Price

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

\$435,000 to \$445,000 **Price Range:**

Provided by: Emily, Carey First National Real Estate

MEDIAN SALE PRICE



LARA, VIC, 3212

Suburb Median Sale Price (House)

\$421,000

01 July 2016 to 30 June 2017

Provided by: **pricefinder**

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.



104 OHALLORANS RD, LARA, VIC 3212







Sale Price

\$440,000

Sale Date: 10/03/2017

Distance from Property: 307m





6 BARBARA DR, LARA, VIC 3212







Sale Price

\$435,000

Sale Date: 28/03/2017

Distance from Property: 1km





30 MELISSA DR, LARA, VIC 3212







Sale Price

\$437,000

Sale Date: 17/03/2017

Distance from Property: 986m



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	74 OHALLORANS ROAD, LARA, VIC 3212
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Indicative selling price

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

Price Range: \$435,000 to \$445,000

Median sale price

Median price	\$421,000	House X	Unit	Suburb	LARA
Period	01 July 2016 to 30 Jun	Source	p	ricefinder	

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
104 OHALLORANS RD, LARA, VIC 3212	\$440,000	10/03/2017
6 BARBARA DR, LARA, VIC 3212	\$435,000	28/03/2017
30 MELISSA DR, LARA, VIC 3212	\$437,000	17/03/2017

