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# Statement of Information

11 KYEMA DRIVE, LARA, VIC 3212

Prepared by Sarah Carey , Carey First National Real Estate

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**11 KYEMA DRIVE, LARA, VIC 3212**

 4  2  -

### Indicative Selling Price

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

**Price Range: \$449,000 to \$489,000**

Provided by: Elise Carey, Carey First National Real Estate

## MEDIAN SALE PRICE



**LARA, VIC, 3212**

Suburb Median Sale Price (House)

**\$430,000**

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.



**8 ABBEY DR, LARA, VIC 3212**

 4  3  -

### Sale Price

**\*\$482,500**

Sale Date: 15/11/2017

Distance from Property: 552m



**1 FRANCO PL, LARA, VIC 3212**

 4  2  6

### Sale Price

**\$485,000**

Sale Date: 01/07/2017

Distance from Property: 770m



**4 MICHELLE CRT, LARA, VIC 3212**

 3  2  2

### Sale Price

**\*\$470,000**

Sale Date: 14/10/2017

Distance from Property: 2.2km



This report has been compiled on 18/12/2017 by Carey First National Real Estate. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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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

11 KYEMA DRIVE, 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:

\$449,000 to \$489,000

Median sale price

Median price

\$430,000

House

X

Unit


Suburb

LARA

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
8 ABBEY DR, LARA, VIC 3212	*\$482,500	15/11/2017
1 FRANCO PL, LARA, VIC 3212	\$485,000	01/07/2017
4 MICHELLE CRT, LARA, VIC 3212	*\$470,000	14/10/2017