

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







Indicative Selling Price

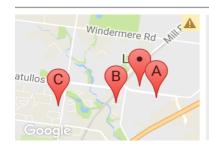
For the meaning of this price see consumer.vic.au/underquoting

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: **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.



8 ABBEY DR, LARA, VIC 3212







Sale Price

*\$482,500

Sale Date: 15/11/2017

Distance from Property: 552m





1 FRANCO PL, LARA, VIC 3212







Sale Price

\$485,000

Sale Date: 01/07/2017

Distance from Property: 770m





4 MICHELLE CRT, LARA, VIC 3212







Sale Price

*\$470,000

Sale Date: 14/10/2017

Distance from Property: 2.2km



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
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Indicative selling price

For the meaning of this price see 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		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
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