

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**39 QUAIL DRIVE, LARA, VIC 3212**

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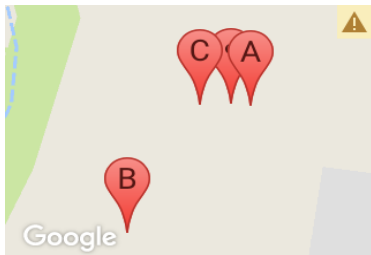
**Indicative Selling Price**

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

**Price Range: \$219,000 to \$239,000**

Provided by: Mel Pavic, Roncon Real Estate

## MEDIAN SALE PRICE



**LARA, VIC, 3212**

**Suburb Median Sale Price (Vacant Land)**

**\$225,000**

01 January 2017 to 30 June 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.



**37 QUAIL DR, LARA, VIC 3212**

 4  2  2

**Sale Price**

**\$245,000**

Sale Date: 11/02/2017

Distance from Property: 15m



**1 HODGES PL, LARA, VIC 3212**

 4  2  2

**Sale Price**

**\$225,000**

Sale Date: 23/09/2016

Distance from Property: 143m



**45 QUAIL DR, LARA, VIC 3212**

 4  2  2

**Sale Price**

**\$225,000**

Sale Date: 17/02/2017

Distance from Property: 25m



This report has been compiled on 26/07/2017 by Roncon 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

39 QUAIL 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:

\$219,000 to \$239,000

Median sale price

Median price

\$225,000

House

Unit


Suburb

LARA

Period

01 January 2017 to 30 June 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
37 QUAIL DR, LARA, VIC 3212	\$245,000	11/02/2017
1 HODGES PL, LARA, VIC 3212	\$225,000	23/09/2016
45 QUAIL DR, LARA, VIC 3212	\$225,000	17/02/2017