

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of

Property offered for sale

Address
Including suburb and
postcode

33 RIGEL ROAD, LARA, VIC 3212

Indicative selling price

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

Price Range: \$515,000 to \$549,000

Median sale price

Median price

\$678,125

Property type

House

Suburb

LARA

Period

01 January 2021 to 31 December 2021

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

10 ANTARES AVE, LARA, VIC 3212	\$520,000	19/10/2021
24 STEFAN CRT, LARA, VIC 3212	\$520,500	12/10/2021
11 RICHARD DR, LARA, VIC 3212	\$522,000	01/10/2021

This Statement of Information was prepared on: 21/03/2022