

STATEMENT OF INFORMATION

38 SMEATON CLOSE, LARA, VIC 3212

PREPARED BY MATTHEW WARD, HAYESWINCKLE , PHONE: 0412 129 964



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



38 SMEATON CLOSE, LARA, VIC 3212

3 2 3

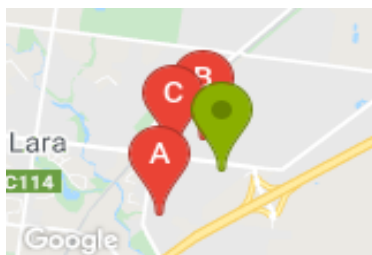
Indicative Selling Price

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

Price Range: \$525,000 to \$575,000

Provided by: Matthew Ward, Hayeswinckle

MEDIAN SALE PRICE



LARA, VIC, 3212

Suburb Median Sale Price (House)

\$545,000

01 July 2019 to 30 June 2020

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.



19 CROMWELL DR, LARA, VIC 3212

3 2 1

Sale Price

****\$530,000**

Sale Date: 26/06/2020

Distance from Property: 1km



52 BATES RD, LARA, VIC 3212

3 2 2

Sale Price

\$550,000

Sale Date: 03/02/2020

Distance from Property: 522m



45 MCCLELLAND AVE, LARA, VIC 3212

3 1 5

Sale Price

\$530,000

Sale Date: 14/12/2019

Distance from Property: 682m



This report has been compiled on 22/07/2020 by Hayeswinckle . Property Data Solutions Pty Ltd 2020 - 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

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 the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

38 SMEATON CLOSE, LARA, VIC 3212

Indicative selling price

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

Price Range:

\$525,000 to \$575,000

Median sale price

Median price

\$545,000

Property type

House

Suburb

LARA

Period

01 July 2019 to 30 June 2020

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

19 CROMWELL DR, LARA, VIC 3212	**\$530,000	26/06/2020
52 BATES RD, LARA, VIC 3212	\$550,000	03/02/2020
45 MCCLELLAND AVE, LARA, VIC 3212	\$530,000	14/12/2019

This Statement of Information was prepared on:

22/07/2020