

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 525 Windermere Road, LARA 3212

### Indicative selling price

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

**Single price \$1,600,000**

### Median sale price

Median **House** for **LARA** for period **Jun 2018 - Jul 2019**

Sourced from **Price Finder**.

**\$744,500**

### 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 the most comparable to the property for sale.

**515 Windermere Road,**  
Lara 3212

**Price \$2,000,000** Sold 09  
September 2018

**535 Windermere Road,**  
Lara 3212

**Price \$2,200,000** Sold 19  
October 2018

**545 Windermere Road,**  
Lara 3212

**Price \$1,650,000** Sold 08  
February 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Price Finder.

House

3 beds

1 baths

8 parking

#### Lara Branch Realty

22 Hicks Street,  
Lara VIC 3212

#### Contact agents



**Karen Branch**

03 5282 6954  
0412 664 914

[karen@larabbranchrealty.com.au](mailto:karen@larabbranchrealty.com.au)



**Adrian McEvoy**

03 5282 6954  
0404 499 034

[adrian@larabbranchrealty.com.au](mailto:adrian@larabbranchrealty.com.au)

