

Statement of Information

34 CAMERON CRESCENT, LARA, VIC 3212

Prepared by Sarah Carey, Carey First National Real Estate



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



34 CAMERON CRESCENT, LARA, VIC 3212 🕮 3 🕒 2 😂 2





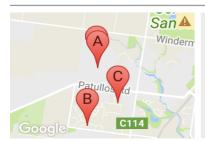
Indicative Selling Price

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

Price Range:

Provided by: Sarah Carey, Carey First National Real Estate

MEDIAN SALE PRICE



LARA, VIC, 3212

Suburb Median Sale Price (House)

\$450,000

01 January 2017 to 31 December 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.



6 FOOT CRT, LARA, VIC 3212







Sale Price

\$514,500

Sale Date: 31/10/2017

Distance from Property: 144m





29 KINGFISHER CRT, LARA, VIC 3212







Sale Price

***\$520,000**

Sale Date: 24/01/2018

Distance from Property: 1.8km





6 KAHRMANN CRT, LARA, VIC 3212





Sale Price

\$545,000

Sale Date: 20/10/2017

Distance from Property: 1.3km



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	34 CAMERON CRESCENT, LARA, VIC 3212							
Indicative selling	price							
For the meaning of this	s price see consumer.vic.	gov.au/undero	quoting					
Price Range:								
Median sale price								
Median price	\$450,000	House >	\ Unit		Suburb	LARA		
Period	01 January 2017 to 31 2017	December	Sou	rce	p	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
6 FOOT CRT, LARA, VIC 3212	\$514,500	31/10/2017
29 KINGFISHER CRT, LARA, VIC 3212	*\$520,000	24/01/2018
6 KAHRMANN CRT, LARA, VIC 3212	\$545,000	20/10/2017