



**first
national**
REAL ESTATE

We put you first

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: 

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

 4  2  2

Sale Price

\$514,500

Sale Date: 31/10/2017

Distance from Property: 144m



29 KINGFISHER CRT, LARA, VIC 3212

 3  2  2

Sale Price

***\$520,000**

Sale Date: 24/01/2018

Distance from Property: 1.8km



6 KAHRMANN CRT, LARA, VIC 3212

 3  2  2

Sale Price

\$545,000

Sale Date: 20/10/2017

Distance from Property: 1.3km



This report has been compiled on 09/03/2018 by Carey First National Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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 price see consumer.vic.gov.au/underquoting

Price Range:

Median sale price

Median price

\$450,000

House

X

Unit


Suburb

LARA

Period

01 January 2017 to 31 December 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
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