

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	23 ALTAIR AVENUE, LARA, VIC 3212
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Indicative selling price

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

Price Range:	\$469,000 to \$499,000
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Median sale price

Median price	\$475,000	House	☒	Unit	☐	Suburb	LARA
Period	01 July 2017 to 30 June 2018			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
3 CURLETTS RD, LARA, VIC 3212	\$500,000	29/05/2018
12 GILLEAN PL, LARA, VIC 3212	*\$470,000	30/04/2018
20 CROMWELL DR, LARA, VIC 3212	*\$511,000	07/06/2018