

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

11 Sunflower Way, Lara Vic 3212

Indicative selling price

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

Range between

\$799,000

&

\$869,000

Median sale price

Median price

\$705,000

Property Type

House

Suburb

Lara

Period - From

23/03/2022

to

22/03/2023

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

- A*** 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
1	51 Pelican Way LARA 3212	\$862,500	03/03/2022
2	3 Canterbury Rd.W LARA 3212	\$820,000	05/09/2022
3	15 Majestic Way LARA 3212	\$807,000	22/07/2022

OR

- ~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

23/03/2023 12:01

11 Sunflower Way, Lara Vic 3212

Harcourts

Joe Grgic

5278 7011

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Indicative Selling Price

\$799,000 - \$869,000

Median House Price

23/03/2022 - 22/03/2023: \$705,000



4 2 2

Property Type: House

Land Size: 513 sqm approx

Agent Comments

Comparable Properties



51 Pelican Way LARA 3212 (REI/VG)

Agent Comments

4 2 2

Price: \$862,500

Method: Private Sale

Date: 03/03/2022

Property Type: House

Land Size: 449 sqm approx



3 Canterbury Rd.W LARA 3212 (REI)

Agent Comments

4 3 2

Price: \$820,000

Method: Private Sale

Date: 05/09/2022

Property Type: House

Land Size: 543 sqm approx



15 Majestic Way LARA 3212 (REI/VG)

Agent Comments

4 2 2

Price: \$807,000

Method: Private Sale

Date: 22/07/2022

Property Type: House

Land Size: 560.42 sqm approx

Account - Harcourts North Geelong | P: 03 5278 7011 | F: 03 5278 5555



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