

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

8 SHERWOOD GROVE, LARA, VIC 3212

Indicative selling price

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

Single Price:

2550000

Median sale price

Median price

450000

House

X

Unit

Suburb

LARA

Period

01 April 2017 to 31 March 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
124 CANTERBURY RD, LARA, VIC 3212	\$532,000	16/12/2017
6 KAHRMANN CRT, LARA, VIC 3212	\$545,000	20/10/2017
89 COUNTRY GARDENS DR, LARA, VIC 3212	\$555,000	26/07/2017