

Serendip Sanctuary

You Yangs

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

33 Caddys Road,  
LARA 3212

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$619,000 - \$639,000**

### Median sale price

Median **House** for **LARA** for period **Apr 2018 - Mar 2019**

Sourced from **Pricefinder**.

**\$545,000**

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**11 Evergreen Court,**  
Lara 3212

**Price \$630,000** Sold 18  
December 2018

**25 Caddys Road,**  
Lara 3212

**Price \$630,000** Sold 08  
April 2019

**4 Stryder Court,**  
Lara 3212

**Price \$690,000** Sold 04  
February 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.



**Team 3220 Pty Ltd t/as  
Hayeswinckle Agent**

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### Contact agents



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