

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

20 Cozens Road,  
LARA 3212

House



4 beds



2 baths



6 parking

### Indicative selling price

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

**Single price \$ 769,000**

### Median sale price

Median **House** for **Lara** for period **Jan 2016 - May 2017**  
Sourced from **Price Finder**.

**\$ 659,000**

### 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 the most comparable to the property for sale.

**90 Lockyers Road,**  
Lara 3212

**Price \$ 750,000** Sold 17 March 2017

**320 Flinders Ave,**  
Lara 3212

**Price \$ 745,000** Sold 09 September 2016

**70 Lockyers Road,**  
Lara 3212

**Price \$ 750,000** Sold 03 October 2016

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 Price Finder.

### Contact agents

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