

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

8 LOMANDRA COURT, LARA, VIC, 3212

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price

\$

or range between

\$520,000

&

\$550,000

Median sale price

Median price

\$569,500

Property type

HOUSE

Suburb

LARA

Period - From

01/01/2020

to

31/12/2020

Source

PRICEFINDER

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 8 GREY TEAL PLACE, LARA, VIC 3212	\$524,000	22/02/2021
2 20 CAPE BARRON DRIVE, LARA, VIC 3212	\$545,000	16/12/2020
3 20 LAPWING DR, LARA, VIC 3212	\$537,500	26/08/2020

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:

17/03/2021