

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

45 CURLETTS ROAD, LARA, VIC 3212

Indicative selling price

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

Price Range: \$429,000 to \$459,000

Median sale price

Median price

\$436,000

House

Unit

Suburb

LARA

Period

01 January 2017 to 31 March 2017

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
5 EVERGREEN CRT, LARA, VIC 3212	\$455,000	04/04/2017
45 CANOPUS CRES, LARA, VIC 3212	*\$450,000	03/04/2017
3 LISA CRT, LARA, VIC 3212	\$450,000	06/12/2016