

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

47 MAJESTIC WAY, LARA, VIC 3212

Indicative selling price

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

Single Price:

\$285,000

Median sale price

Median price

\$188,000

House

Unit

Suburb

LARA

Period

01 April 2017 to 31 March 2018

Source

pricefinder

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
21 CANTERBURY RD, LARA, VIC 3212	\$236,000	21/12/2017
43 MAJESTIC WAY, LARA, VIC 3212	\$250,000	05/01/2018
53 LAVENDER DR, LARA, VIC 3212	\$235,000	16/03/2018