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REAL ESTATE

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Statement of Information

9 RYAN PLACE, LARA, VIC 3212

Prepared by Elise Carey, Carey First National Real Estate

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



9 RYAN PLACE, LARA, VIC 3212

 3  2  2

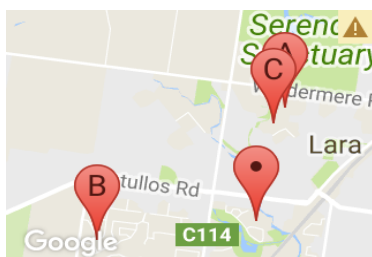
Indicative Selling Price

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

Price Range: \$610,000 to \$630,000

Provided by: Elise Carey, Carey First National Real Estate

MEDIAN SALE PRICE



LARA, VIC, 3212

Suburb Median Sale Price (House)

\$446,000

01 January 2017 to 31 December 2017

Provided by: 

COMPARABLE PROPERTIES

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.



44 QUAIL DR, LARA, VIC 3212

 4  2  2

Sale Price

***\$617,000**

Sale Date: 01/02/2018

Distance from Property: 1.7km



40 CAPE BARRON DR, LARA, VIC 3212

 4  3  2

Sale Price

***\$600,000**

Sale Date: 18/01/2018

Distance from Property: 2.1km



27 PINEVIEW CRT, LARA, VIC 3212

 4  2  2

Sale Price

\$618,000

Sale Date: 28/10/2017

Distance from Property: 1.4km



This report has been compiled on 19/02/2018 by Carey First National Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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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

9 RYAN PLACE, LARA, VIC 3212

Indicative selling price

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

Price Range:

\$610,000 to \$630,000

Median sale price

Median price

\$446,000

House

X

Unit


Suburb

LARA

Period

01 January 2017 to 31 December 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
44 QUAIL DR, LARA, VIC 3212	*\$617,000	01/02/2018
40 CAPE BARRON DR, LARA, VIC 3212	*\$600,000	18/01/2018
27 PINEVIEW CRT, LARA, VIC 3212	\$618,000	28/10/2017