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REAL ESTATE

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Statement of Information

27 ALTAIR AVENUE, LARA, VIC 3212

Prepared by Michael Carey, Carey First National Real Estate



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



27 ALTAIR AVENUE, LARA, VIC 3212

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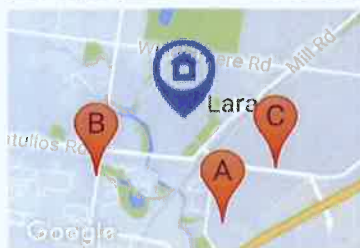
Indicative Selling Price

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

\$345,000

Provided by: Emily Carey First National Real Estate

SUBURB MEDIAN



LARA, VIC, 3212

Suburb Median Sale Price (House)

\$410,000

01 April 2016 to 31 March 2017

Provided by: pricefinder

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.



21 CROMWELL DR, LARA, VIC 3212

3 2 1

Sale Price

\$335,000

Sale Date: 08/02/2017

Distance from Property: 1.6km



40 FOREST RD, LARA, VIC 3212

3 1 2

Sale Price

\$320,000

Sale Date: 22/12/2016

Distance from Property: 1.5km



111 MCCLELLAND AVE, LARA, VIC 3212

3 1 2

Sale Price

\$335,000

Sale Date: 06/12/2016

Distance from Property: 1.4km



This report has been compiled on 24/05/2017 by Carey First National Real Estate. Property Data Solutions Pty Ltd 2017 - 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

27 ALTAIR AVENUE, LARA, VIC 3212

Indicative selling price

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

Single Price / Range

\$345,000

Median sale price

Median price

\$410,000

House

☒

Unit

☐

Suburb

LARA

Period

01 April 2016 to 31 March 2017

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 CROMWELL DR, LARA, VIC 3212	\$335,000	08/02/2017
40 FOREST RD, LARA, VIC 3212	\$320,000	22/12/2016
111 MCCLELLAND AVE, LARA, VIC 3212	\$335,000	06/12/2016