

## 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

10 PRIMROSE COURT, LARA, VIC 3212

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range: \$495,000 to \$529,000

#### Median sale price

Median price

\$425,000

House

☒

Unit

☐

Suburb

LARA

Period

01 October 2016 to 30 September  
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
34 BATES RD, LARA, VIC 3212	*\$520,000	11/09/2017
99 RENNIE ST, LARA, VIC 3212	\$520,000	11/09/2017
12 WHEAT CRT, LARA, VIC 3212	*\$525,000	26/08/2017