

Lara Shopping Centre

Lara Sporting Club

Lara Railway Station

Restaurants/Food

House

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**89 Smeaton Close,  
LARA 3212**

### Indicative selling price

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

**Range \$245,000 - \$255,000**

### Median sale price

Median **House** for **LARA** for period **Jan 2017 - Dec 2017**

Sourced from **Pricefinder**.

**\$442,500**

### 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 the most comparable to the property for sale.

**10 Wathaurong Drive,**  
Lara 3212

**Price \$245,000** Sold 09  
March 2017

**17 Manzeene Avenue,**  
Lara 3212

**Price \$237,000** Sold 30 June  
2017

**69 McClelland Avenue,**  
Lara 3212

**Price \$400,000** Sold 28  
November 2017

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

### Contact agents



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Realty

Lara VIC 3212