

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	61 Cedar Road Lara, 3212
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### Indicative selling price

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

Range between	\$1,050,000.00 & \$1,150,000.00
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### Median sale price

Median price	\$731,750.00	Property Type	HOUSE 4 BEDROOM	Suburb	LARA
Period - From	29-Apr-2021	to	28-Apr-2022	Source	PropTrack

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1	29 Caddys Road Lara	\$975,000.00	18-Jan-2022
2	60 Gebbies Road Lara	\$1,160,000.00	06-Apr-2022
3	1 Lomandra Court, Lara	\$1,070,000.00	14-Dec-2021

This statement of information was prepared on 19-May-2022 at 8:32:13 AM EST