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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	33 KINGFISHER COURT, LARA, VIC 3212

Indicative selling price

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

Price Range:	$535,000 to $555,000

Median sale price

Median price	$460,000	House	X	Unit		Suburb	LARA
Period	01 April 2017 to 31 March 2018	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
29 KINGFISHER CRT, LARA, VIC 3212	$520,000	11/01/2018
35 LAPWING DR, LARA, VIC 3212	*$538,500	09/03/2018
64 OHALLORANS RD, LARA, VIC 3212	$537,500	16/02/2018
11 WOOD DUCK CRT, LARA, VIC 3212	$529,000	21/11/2017