STATEMENT OF INFORMATION

Single residential property located outside Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address including suburb and postcode

35 Grand Lakes Way, Lara, VIC 3212

Indicative selling price

Single Price or Range between

$579,000 - $619,000

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

Median sale price

Median Price	Property Type	Suburb
$523,750	House	LARA
Period From	**Period To**	**Source**
03/04/2019	30/09/2019	Core Logic

Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale



42 MOORHEN DRIVE
LARA

4 2 4

Price $610,000
Date of Sale 18/09/2019
Land 649 sqm



11 MOORHEN DRIVE
LARA

4 2 2

Price $595,000
Date of Sale 28/08/2019
Land 555 sqm



147 BUCKINGHAM STREET
LARA

4 2 2

Price $600,000
Date of Sale 12/06/2019
Land 612 sqm