

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and postcode 12 Cygnet Court, Lara, VIC 3212

Indicative selling price

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

Single price or range between \$699,000 & \$759,000

Median sale price

Median price \$700,000 Property type House Suburb LARA

Period - From 18/03/2023 to 17/03/2024 Source core_logic

Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

| Address of comparable property | Price | Date of sale |
|---------------------------------|-----------|--------------|
| 1 35 Majestic Way Lara Vic 3212 | \$735,000 | 2023-03-28 |
| 2 27 Lapwing Drive, Lara | \$730,000 | 2023-04-18 |
| 3 102 Eastlakes Boulevard, Lara | \$727,000 | 2022-09-09 |

This Statement of Information was prepared on: 18/03/2024

