

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 8 Smeaton Close, Lara, VIC 3212

Indicative selling price

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

Single price or range between \$675,000 & \$715,000

Median sale price

Median price \$690,000 Property type House Suburb LARA
Period - From 11/06/2023 to 10/06/2024 Source 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

| | Address of comparable property | Price | Date of sale |
|---|--------------------------------|-------------|--------------|
| 1 | 9 Penny Court Lara Vic 3212 | \$\$685,000 | 2024-04-16 |
| 2 | 15 Turner Avenue Lara Vic 3212 | \$\$678,000 | 2024-02-06 |
| 3 | 99 Rennie Street Lara Vic 3212 | \$\$715,000 | 2024-01-25 |

This Statement of Information was prepared on: 11/06/2024

