

# 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 or  
locality and postcode

63 McClelland Avenue, Lara Vic 3212

### Indicative selling price

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

Range between \$495,000 & \$535,000

### Median sale price

Median price \$535,000 Property Type House Suburb Lara

Period - From 01/10/2018 to 30/09/2019 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** 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 |
|--------------------------------|-----------------------------|-----------|--------------|
| 1                              | 27 Walkers Rd LARA 3212     | \$530,000 | 10/09/2018   |
| 2                              | 100 McClelland Av LARA 3212 | \$495,000 | 19/08/2019   |
| 3                              | 84 McClelland Av LARA 3212  | \$495,000 | 07/03/2019   |

OR

~~**B\*** 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 18 months.~~

This Statement of Information was prepared on:

05/11/2019 16:46



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**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 810 sqm approx

Agent Comments

## Comparable Properties



**27 Walkers Rd LARA 3212 (VG)**

Agent Comments

3 - -

**Price:** \$530,000

**Method:** Sale

**Date:** 10/09/2018

**Property Type:** House (Res)

**Land Size:** 718 sqm approx



**100 McClelland Av LARA 3212 (REI)**

Agent Comments

3 2 4

**Price:** \$495,000

**Method:** Private Sale

**Date:** 19/08/2019

**Property Type:** House

**Land Size:** 844 sqm approx

**84 McClelland Av LARA 3212 (VG)**

Agent Comments

3 - -

**Price:** \$495,000

**Method:** Sale

**Date:** 07/03/2019

**Property Type:** House (Res)

**Land Size:** 840 sqm approx