

Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale
**10 Cygnet Court,
LARA 3212**

House



4 beds



2 baths



2 parking

Indicative selling price

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

Single price \$559,000

Median sale price

Median **House** for **LARA** for period **Sep 2019 - Sep 2019**

Sourced from realestate.com.au.

\$536,000

Comparable property sales

These are the three properties sold within five kilo metres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

5 Cygnet Court,
Lara 3212

Price **\$570,000** Sold 16
August 2019

43 Pelican Way,
Lara 3212

Price **\$578,000** Sold 07
December 2018

25 Majestic Way,
Lara 3212

Price **\$570,000** Sold 30
November 2018

This Statement of Information was prepared on 12th Oct 2019

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from realestate.com.au.

**Stockdale & Leggo
Bannockburn**

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**Stockdale
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