

LARA SECONDARY COLLEGE

LARA PRIMARY SCHOOL

LARA CENTRAL HOUSING ESTATE

REZONED TO RESIDENTIAL  
NEW CENTRAL ESTATE  
LAND SELLING NOW

## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**170 Flinders Ave,  
LARA 3212**

### Indicative selling price

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

**Range \$1,450,000 - \$1,550,000**

### Median sale price

Median **House** for **LARA** for period **Jul 2018 - Jun 2019**

Sourced from **Pricefinder**.

**\$540,000**

### 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.

**170 Kees Road,**  
Lara 3212

Price **\$1,300,000** Sold 25  
May 2019

**80 Gibbons Road,**  
Lara 3212

Price **\$1,450,000** Sold 10  
November 2018

**40 Old Melbourne,**  
Lara 3212

Price **\$1,400,000** Sold 12  
October 2018

This Statement of Information was prepared on 16th Sep 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 Pricefinder.

acres

House



5 beds



2 baths



4 parking

#### Lara Branch Realty

22 Hicks Street,  
Lara VIC 3212

#### Contact agents



**Karen Branch**

03 5282 6954  
0412 664 914

[karen@larabbranchrealty.com.au](mailto:karen@larabbranchrealty.com.au)



**Adrian McEvoy**

03 5282 6954  
0404 499 034

[adrian@larabbranchrealty.com.au](mailto:adrian@larabbranchrealty.com.au)

