

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

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 kilometres 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.

res

House

5 beds

2 baths

4 parking

Lara Branch Realty

22 Hicks Street,
Lara VIC 3212

Contact agents



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