

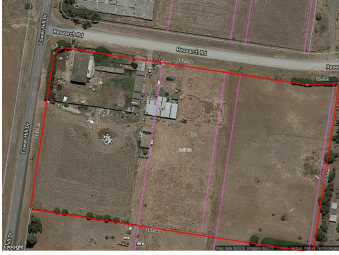
# STATEMENT OF INFORMATION

75 TOWER HILL DRIVE, LARA, VIC 3212

PREPARED BY NITIIN CHAUDHARY, THE FLEET LAND SPECIALISTS

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



75 TOWER HILL DRIVE, LARA, VIC 3212

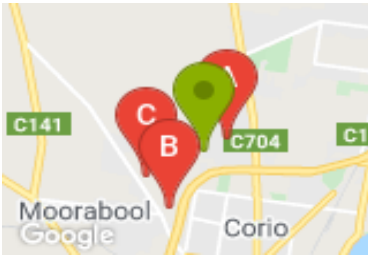


## Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)Price Range: **900,000 to 950,000**

Provided by: Nitiin Chaudhary, THE ELEET Property Group

## MEDIAN SALE PRICE



LARA, VIC, 3212

Suburb Median Sale Price (House)

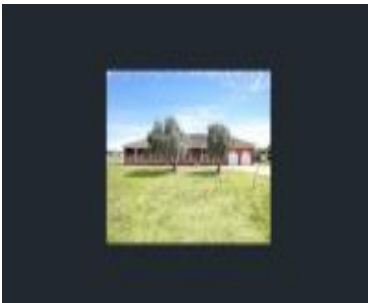
**\$540,000**

01 April 2019 to 31 March 2020

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



105 TILLYS RD, LARA, VIC 3212



Sale Price

**\$1,220,000**

Sale Date: 15/05/2018

Distance from Property: 752m



30 KULINA DR, LOVELY BANKS, VIC 3213



Sale Price

**\$1,700,000**

Sale Date: 16/03/2020

Distance from Property: 1.9km



50 BRAEMAR CRT, LOVELY BANKS, VIC 3213



Sale Price

**\$960,000**

Sale Date: 09/11/2018

Distance from Property: 1.6km



This report has been compiled on 14/05/2020 by THE ELEET Property Group. Property Data Solutions Pty Ltd 2020 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](http://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

75 TOWER HILL DRIVE, LARA, VIC 3212

### Indicative selling price

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

Price Range: 900,000 to 950,000

### Median sale price

Median price \$540,000

Property type House

Suburb LARA

Period 01 April 2019 to 31 March 2020

Source 

### 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 most comparable to the property for sale.

#### Address of comparable property

#### Price

#### Date of sale

105 TILLYS RD, LARA, VIC 3212	\$1,220,000	15/05/2018
30 KULINA DR, LOVELY BANKS, VIC 3213	\$1,700,000	16/03/2020
50 BRAEMAR CRT, LOVELY BANKS, VIC 3213	\$960,000	09/11/2018

This Statement of Information was prepared on:

14/05/2020