

## 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

17 Cameron Crescent, Lara VIC 3212

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$\*\*\*\*\* or range between \$615,000 & \$665,000

#### Median sale price

Median price

\$670,000

Property type

3 Bedroom house

Suburb

Lara VIC 3212

Period - From

Nov 2021

to

Oct 2022

Source

Realestate.com.au

#### 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. 67 Patullos Road, Lara VIC 3212	\$640,000	11 July 22
2. 21 Patullos Road, Lara VIC 3212	\$660,000	28 Oct 22
3. 37 Grand Lakes Way, Lara VIC 3212	\$685,000	10 Oct 22

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: 23/11/2022