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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

29 Nankeen Avenue Lara VIC 3212

 4  2  2

## Indicative Selling Price

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

Single Price \$655,000









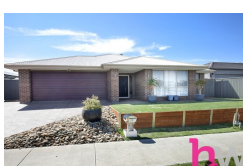



## Median Sale Price

\$518,000 Houses in Lara between 01 Jun 2018 - 31 May 2019

Source: CoreLogic

## 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.

|   |   |            |                  |           |                  |
|---|---|------------|------------------|-----------|------------------|
|  | <b>32 Moorhen Drive Lara VIC 3212</b>   | Sold Price | <b>\$718,000</b> | Sold Date | <b>02-Feb-19</b> |
|   |  5  2  3 |            |                  | Distance  | <b>0.19km</b>    |
|  | <b>8 Wood Duck Court Lara VIC 3212</b>  | Sold Price | <b>\$680,000</b> | Sold Date | <b>31-Jul-18</b> |
|   |  4  2  2 |            |                  | Distance  | <b>0.31km</b>    |
|  | <b>39 Nankeen Avenue Lara VIC 3212</b>  | Sold Price | <b>\$669,000</b> | Sold Date | <b>12-Dec-18</b> |
|   |  5  2  2 |            |                  | Distance  | <b>0.09km</b>    |

RS = Recent sale      UN = Undisclosed Sale

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