



Statement of Information

Sections 47AF of the Estate Agents Act 1980

40 West Gateway, LARA 3212

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$2,400,000

Median sale price

Median **House** for **LARA** for period **Jul 2017 - Jul 2018**

Sourced from **Pricefinder**.

\$471,000

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.

110 Windermere Road, Lara 3212	Price \$1,680,000 Sold 01 April 2018
495 Windermere Road, Lara 3212	Price \$1,400,000 Sold 24 August 2017
265 Patullos Road, Lara 3212	Price \$1,610,000 Sold 31 January 2018

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.

PSP Property Group

Level 1, 56-58 Wotton Street,
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