

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

Lot 1131 - Watercourse Avenue, Lara, 3212
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### Indicative selling price

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

Single price \$ 449,900 or range between &

### Median sale price

Median price \$ 409,900 Property type Vacant Land Suburb Lara

Period - From 1/07/2023 to 30/09/2023 Source Oliver Hume

### 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
1 Lot 527 - Leafy Street, Lara, 3212	\$ 441,900	31/01/2023
2 Lot 533 - Leafy Street, Lara, 3212	\$ 441,900	20/12/2022
3 Lot 529 - Leafy Street, Lara, 3212	\$ 459,900	7/11/2022

This Statement of Information was prepared on: 30 Oct 2023