

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 and
postcode

21 KETTLEWELL DRIVE LARA VIC 3212

Indicative selling price

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

Single Price

or range
between

\$380,000

&

\$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

House

Suburb

Lara

Period-from

01 Jul 2023

to

30 Jun 2024

Source

Corelogic

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

| | | |
|-------------------------------------|-----------|-----------|
| 64 ABINGDON BOULEVARD LARA VIC 3212 | \$390,000 | 16-Jul-24 |
| 33 STRINGYBARK DRIVE LARA VIC 3212 | \$408,000 | 19-Apr-23 |
| 14 SPARROWHAWK AVENUE LARA VIC 3212 | \$408,000 | 09-Oct-23 |

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: 22 July 2024



**64 ABINGDON BOULEVARD LARA
VIC 3212**

Sold Price

^{RS} **\$390,000**

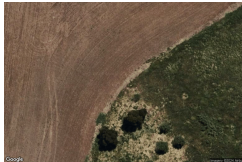
Sold Date

16-Jul-24

- - 2

Distance

0.22km



**33 STRINGYBARK DRIVE LARA VIC
3212**

Sold Price

\$408,000

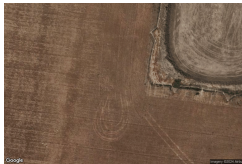
Sold Date

19-Apr-23

4 2 -

Distance

1.62km



**14 SPARROWHAWK AVENUE
LARA VIC 3212**

Sold Price

Sold Date

09-Oct-23

- - -

Distance

1.77km

RS = Recent sale

UN = Undisclosed Sale

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