

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

31 BALAGUNDI 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

\$720,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Lara

Period-from

01 Mar 2022

to

28 Feb 2023

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

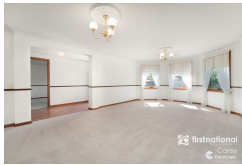
Date of sale

3 RYAN PLACE LARA VIC 3212	\$770,000	28-Oct-21
67 STATION LAKE ROAD LARA VIC 3212	\$720,000	23-Nov-21
16 DUNCAN DRIVE LARA VIC 3212	\$725,000	17-Dec-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: 01 May 2023



3 RYAN PLACE LARA VIC 3212

Sold Price

\$770,000

Sold Date

28-Oct-21



4



2



2

Distance

0.21km



67 STATION LAKE ROAD LARA VIC 3212

Sold Price

\$720,000

Sold Date

23-Nov-21



4



2



2

Distance

0.54km



16 DUNCAN DRIVE LARA VIC 3212

Sold Price

\$725,000

Sold Date

17-Dec-22



4



2



2

Distance

0.55km

RS = Recent sale

UN = Undisclosed Sale

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