

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

80 Blairs Road 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

\$3,100,000

&

\$3,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$535,000

Property type

Farm

Suburb

Lara

Period-from

01 Apr 2019

to

31 Mar 2020

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

130 Branch Road Lara VIC 3212	\$2,250,000	14-Mar-18
805 Bacchus Marsh Road Anakie VIC 3213	\$1,700,000	22-Oct-18
164-200 McManus Road Lara VIC 3212	\$2,200,000	26-Jul-19

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: 29 April 2020



130 Branch Road Lara VIC 3212

Sold Price

\$2,250,000

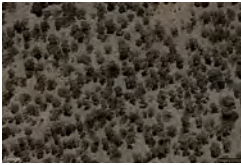
Sold Date

14-Mar-18

 5  2  2

Distance

4.32km



805 Bacchus Marsh Road Anakie VIC 3213

Sold Price

\$1,700,000

Sold Date

22-Oct-18

 -  -  -

Distance

5.1km



164-200 McManus Road Lara VIC 3212

Sold Price

\$2,200,000

Sold Date

26-Jul-19

 -  -  -

Distance

5.18km

RS = Recent sale

UN = Undisclosed Sale

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