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

68 ABINGDON BOULEVARD LARA VIC 3212

Indicative selling price

Period-from

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

Single Price		or rang betwee	- 5.570000	&	\$390,000		
Median sale price							
(*Delete house or unit as applicable)							
Median Price	\$364,950	Property type	Land	Suburb	Lara		

30 Apr 2024

Source

Comparable property sales (*Delete A or B below as applicable)

01 May 2023

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.

to

Address of comparable property	Price	Date of sale	
10 FARNDALE DRIVE LARA VIC 3212	\$399,000	15-Jan-24	
LOT 215 MULGRAVE STREET LARA VIC 3212	\$345,000	21-Sep-23	
5 RINDLE STREET LARA VIC 3212	\$399,900	06-Jul-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: 14 May 2024



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consumer.vic.gov.au



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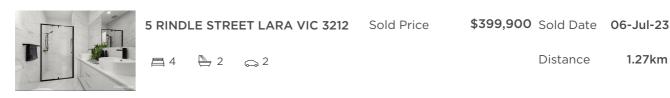
E simu@sk-realestate.com.au



3	10 FAR 3212	NDALE	DRIVE LARA VIC	Sold Price	\$399,000	Sold Date	15-Jan-24
	昌 4	2	<u>⇔</u> 2			Distance	0.71km



LOT 215 MULGI VIC 3212	RAVE STREET LARA	Sold Price	\$345,000	Sold Date	21-Sep-23
₽- \-	~ -			Distance	0.76km



RS = Recent sale UN = Undisclosed Sale

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