

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

49 KINGSTON 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

\$390,000

&

\$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$365,500

Property type

Land

Suburb

Lara

Period-from

01 Nov 2023

to

31 Oct 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

10 FARNDALE DRIVE LARA VIC 3212	\$399,000	15-Jan-24
8 WATERCOURSE AVENUE LARA VIC 3212	\$409,900	28-Jul-24
20 WATERCOURSE AVENUE LARA VIC 3212	\$409,900	07-May-24

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.

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10 FARNDALE DRIVE LARA VIC 3212

Sold Price

\$399,000

Sold Date

15-Jan-24

4 2 2

Distance

0.54km



8 WATERCOURSE AVENUE LARA VIC 3212

Sold Price

\$409,900

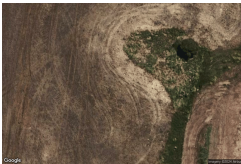
Sold Date

28-Jul-24

- - -

Distance

1.02km



20 WATERCOURSE AVENUE LARA VIC 3212

Sold Price

Sold Date

07-May-24

- - -

Distance

1.04km

RS = Recent sale

UN = Undisclosed Sale

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