



**first  
national**  
REAL ESTATE

**We put you first**

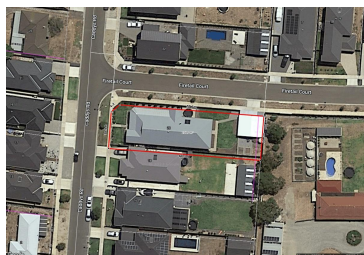
# Statement of Information

20 CADDYS ROAD, LARA, VIC 3212

Prepared by Elise Carey, Carey First National Real Estate

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**20 CADDYS ROAD, LARA, VIC 3212**

 4  2  4

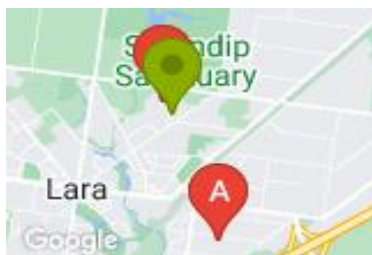
### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$1,390,000 to \$1,490,000**

Provided by: Elise Carey, Carey First National Real Estate

## MEDIAN SALE PRICE



**LARA, VIC, 3212**

Suburb Median Sale Price (House)

**\$710,000**

01 July 2022 to 30 June 2023

Provided by: 

## COMPARABLE PROPERTIES

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.



**76-78 ARCHIMEDES AVE, LARA, VIC 3212**

 4  2  8

Sale Price

**\*\$1,460,000**

Sale Date: 10/05/2023

Distance from Property: 1.9km



**11 OSPREY CRT, LARA, VIC 3212**

 3  5  2

Sale Price

**\$1,595,000**

Sale Date: 20/12/2022

Distance from Property: 217m



## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

20 CADDYS ROAD, LARA, VIC 3212

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Price Range:

\$1,390,000 to \$1,490,000

### Median sale price

Median price

\$710,000

Property type

House

Suburb

LARA

Period

01 July 2022 to 30 June 2023

Source



### Comparable property sales

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.

#### Address of comparable property

#### Price

#### Date of sale

76-78 ARCHIMEDES AVE, LARA, VIC 3212	*\$1,460,000	10/05/2023
11 OSPREY CRT, LARA, VIC 3212	\$1,595,000	20/12/2022

This Statement of Information was prepared on:

06/09/2023