

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

82 REFLECTIONS CRESCENT 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

\$349,000

&

\$379,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$370,000

Property type

Land

Suburb

Lara

Period-from

01 Apr 2022

to

31 Mar 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

37 KOOLAH DRIVE LARA VIC 3212	\$379,000	16-Jan-23
31 KOOLAH DRIVE LARA VIC 3212	\$372,000	31-Oct-22
21 KOOLAH DRIVE LARA VIC 3212	\$365,000	27-Sep-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: 26 April 2023



37 KOOLAH DRIVE LARA VIC 3212

Sold Price

\$379,000

Sold Date

16-Jan-23



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Distance

0.08km



31 KOOLAH DRIVE LARA VIC 3212

Sold Price

\$372,000

Sold Date

31-Oct-22



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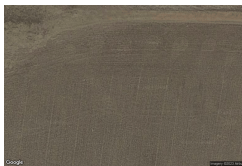
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Distance

0.1km



21 KOOLAH DRIVE LARA VIC 3212

Sold Price

\$365,000

Sold Date

27-Sep-22



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Distance

0.16km

RS = Recent sale

UN = Undisclosed Sale

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