

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 or
locality and postcode

15 Sunflower Way, Lara Vic 3212

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$699,000

&

\$759,000

Median sale price

Median price

\$670,500

Property Type

House

Suburb

Lara

Period - From

17/02/2021

to

16/02/2022

Source

REIV

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
1	17 Bella Julia PI LARA 3212	\$795,000	21/12/2021
2	1 Bellchambers Ct LARA 3212	\$730,000	23/11/2021
3	10 Evergreen Ct LARA 3212	\$705,000	13/12/2021

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:

17/02/2022 13:51



Property Type: Land

Land Size: 513 sqm approx

Agent Comments

Comparable Properties



17 Bella Julia PI LARA 3212 (REI/VG)

Agent Comments



Price: \$795,000

Method: Auction Sale

Date: 21/12/2021

Property Type: House (Res)

Land Size: 602 sqm approx



1 Bellchambers Ct LARA 3212 (REI/VG)

Agent Comments



Price: \$730,000

Method: Private Sale

Date: 23/11/2021

Property Type: House

Land Size: 667 sqm approx



10 Evergreen Ct LARA 3212 (REI/VG)

Agent Comments



Price: \$705,000

Method: Private Sale

Date: 13/12/2021

Property Type: House

Land Size: 588 sqm approx