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 betweer	\$699,000		&		\$759,000					
Median sale pi	rice									
Median price	\$670,500	Pro	operty Type	Hou	se		Suburb	Lara		
Period - From	17/02/2021	to	16/02/2022		So	urce	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.

Ade	dress 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



15 Sunflower Way, Lara Vic 3212

Harcourts





Property Type: Land Land Size: 513 sqm approx Agent Comments Joe Grgic 5278 7011 0438 328 728 joe.grgic@harcourts.com.au

Indicative Selling Price \$699,000 - \$759,000 Median House Price 17/02/2021 - 16/02/2022: \$670,500

Comparable Properties



 Image: 3
 Image: 2
 Image: 2
 Image: 2

 Price: \$795,000

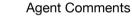
 Method: Auction Sale

17 Bella Julia PI LARA 3212 (REI/VG)

1 Bellchambers Ct LARA 3212 (REI/VG)

Price: \$795,000 Method: Auction Sale Date: 21/12/2021 Property Type: House (Res) Land Size: 602 sqm approx

3 3



Agent Comments



Price: \$730,000 Method: Private Sale Date: 23/11/2021 Property Type: House Land Size: 667 sqm approx

- 3



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

Account - Harcourts North Geelong | P: 03 5278 7011 | F: 03 5278 5555



propertydata

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.