

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

Lot 1042 - Watercourse Avenue, Lara, 3212

### Indicative selling price

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

Single price \$ 479,900 or range between &

### Median sale price

Median price \$ 379,900 Property type Vacant Land Suburb Lara

Period - From 1/01/2024 to 31/03/2024 Source Oliver Hume

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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 Lot 5348 - Inlet Drive, Mount Duneed, 3217	\$ 506,900	30/11/2023
2 Lot 5218 - Harmon Place, Mount Duneed, 3217	\$ 525,900	10/05/2024
3 Lot 5309 - Botany Circuit, Mount Duneed, 3217	\$ 535,900	14/12/2023

This Statement of Information was prepared on: 16 May 2024