

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

LOT1 BACCHUS MARSH ROAD 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

EOI

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$695,000

Property type

Commercial

Suburb

Lara

Period-from

01 Apr 2023

to

31 Mar 2024

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

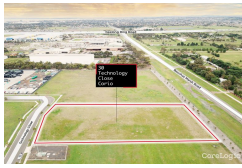
Date of sale

30 TECHNOLOGY CLOSE CORIO VIC 3214	\$3,100,000	20-Sep-22
15 GOULBURN PARK DRIVE LARA VIC 3212	\$3,000,000	10-Feb-22
5 WEST GATEWAY LARA VIC 3212	\$3,100,000	11-May-21

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: 08 April 2024



30 TECHNOLOGY CLOSE CORIO VIC 3214

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Sold Price **\$3,100,000** Sold Date **20-Sep-22**

Distance **0.74km**

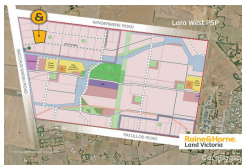


15 GOULBURN PARK DRIVE LARA VIC 3212

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Sold Price **\$3,000,000** Sold Date **10-Feb-22**

Distance **4.12km**

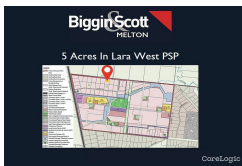


5 WEST GATEWAY LARA VIC 3212

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Sold Price **\$3,100,000** Sold Date **11-May-21**

Distance **4.27km**



535 WINDERMERE ROAD LARA VIC 3212

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Sold Price **\$3,300,000** Sold Date **08-Jul-22**

Distance **4.37km**

RS = Recent sale

UN = Undisclosed Sale

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