

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 6 Joshua Court, Lara, VIC 3212

Indicative selling price

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

Price Range

\$830,000

&

\$910,000

Median sale price

Median price

\$718,202

Property Type

House

Suburb

Lara (3212)

Period - From

01/08/2023

to

31/07/2024

Source

CoreLogic

Comparable property sales

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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
3 BETTY COURT, LARA VIC 3212	\$779,000	05/06/2024
58 RICHARD DRIVE, LARA VIC 3212	\$850,000	16/04/2024
14 BETTY COURT, LARA VIC 3212	\$925,000	11/05/2024

This Statement of Information was prepared on: 15/10/2024