

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

Road, Lara

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

Price on application

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Lara

Period-from

01 Dec 2022

to

30 Nov 2023

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

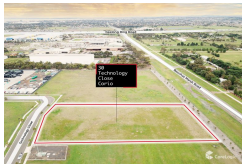
Date of sale

30 TECHNOLOGY CLOSE CORIO VIC 3214	\$3,100,000	20-Sep-22
175 PATULLOS ROAD LARA VIC 3212	\$2,600,000	10-Jan-23
190 PATULLOS ROAD LARA VIC 3212	\$1,950,000	21-Aug-22

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 December 2023



30 TECHNOLOGY CLOSE CORIO VIC 3214

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Sold Price

\$3,100,000

Sold Date

20-Sep-22

Distance

0.61km



175 PATULLOS ROAD LARA VIC 3212

 4  2  2

Sold Price

\$2,600,000

Sold Date

10-Jan-23

Distance

4.3km



190 PATULLOS ROAD LARA VIC 3212

 4  1  8

Sold Price

\$1,950,000

Sold Date

21-Aug-22

Distance

4km

RS = Recent sale

UN = Undisclosed Sale

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