

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

Lot 1149 - 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 \$ 417,900

or range between

&

### Median sale price

Median price \$ 409,900

Property type

Vacant Land

Suburb

Lara

Period - From 1/07/2023

to

30/09/2023

Source

Oliver Hume

### Comparable property sales

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
1 Lot 955 - Coromandel Drive, Lara, 3212	\$ 424,900	25/09/2022
2 Lot 1012 - Watercourse Avenue, Lara, 3220	\$ 424,900	27/06/2022
3 Lot 905 - Watercourse Avenue, Lara, 3212	\$ 404,900	23/04/2022

This Statement of Information was prepared on:

02 Nov 2023