

We put you first

# **Statement of Information**

32-34 KOOLAH DRIVE, LARA, VIC 3212

Prepared by Elise Carey, Carey First National Real Estate



## **STATEMENT OF INFORMATION**

#### Section 47AF of the Estate Agents Act 1980



## 32-34 KOOLAH DRIVE, LARA, VIC 3212 🛛 📇 - 🖾 - 😓 -

Indicative Selling Price

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

Price Range:

\$389,000 to \$409,000

Provided by: Elise Carey, Carey First National Real Estate

## **MEDIAN SALE PRICE**



## LARA, VIC, 3212

Suburb Median Sale Price (Vacant Land)

\$354,900

01 January 2022 to 31 December 2022

Provided by: pricefinder

## **COMPARABLE PROPERTIES**

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.

Sale Price

## \$400,000

Sale Date: 15/12/2022

Distance from Property: 213m

This report has been compiled on 22/02/2023 by Carey First National Real Estate. Property Data Solutions Pty Ltd 2023 - www.pricefinder.com.au

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# Statement of Information Single residential property located outside the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions**: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980.* 

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located outside the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at

services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

#### Property offered for sale

Address Including suburb and postcode

32-34 KOOLAH DRIVE, LARA, VIC 3212

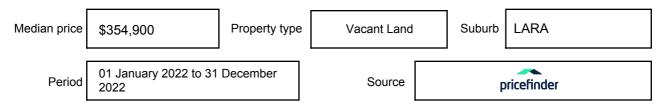
#### Indicative selling price

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

Price Range:

\$389,000 to \$409,000

#### Median sale price



#### **Comparable property sales**

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.

Address of comparable property	Price	Date of sale
15 LEAFY ST, LARA, VIC 3212	\$400,000	07/10/2022
477 OHALLORANS RD, LARA, VIC 3212	\$400,000	15/12/2022

This Statement of Information was prepared on: 22/02/2023

