

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	Lot 1111 - Meadow Street, Lara, 3212
Including suburb and	
postcode	

Indicative selling price

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

Single price	\$	375,900	or range between		&	
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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 1018 - Watercourse Avenue, Lara, 3212	\$ 424,900	11/11/2022
2 Lot 955 - Coromandel Drive, Lara, 3212	\$ 424,900	25/09/2022
3 Lot 1959 - Watercourse Avenue, Lara, 3212	\$ 434,900	25/08/2023

This Statement of Information was prepared on:

02 Nov 2023