STATEMENT OF INFORMATION

20 BROLGA WAY, LARA, VIC 3212 PREPARED BY MATTHEW WARD, HAYESWINCKLE, PHONE: 0412 129 964





STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



\$869,000 to \$919,000

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

Price Range:

Provided by: Matthew Ward, Hayeswinckle



MEDIAN SALE PRICE

LARA, VIC, 3212

Suburb Median Sale Price (House)

\$715,000

01 January 2022 to 31 December 2022

Provided by: pricefinder

COMPARABLE PROPERTIES

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.

	17 CADDYS RD, LARA, VIC 3212		<u> </u>	2	🖶 2
	Sale Price \$820,000				
	Sale Date: 10/12/2022	Distance fr	om Prope	erty: 145m	
	7 OSPREY CRT, LARA, VIC 3212		<u> </u>	ê 2	6 4
	Sale Price \$1,199,000 Sale Date: 25/10/2022				
ABUNK		Distance fr	om Prope	erty: 238m	
	3 HODGES PL, LARA, VIC 3212		4	2	🖶 2
	Sale Price \$805,000 Sale Date: 11/09/2022				
/		Distance from Property: 208m			

This report has been compiled on 30/01/2023 by Hayeswinckle. 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

20 BROLGA WAY, LARA, VIC 3212

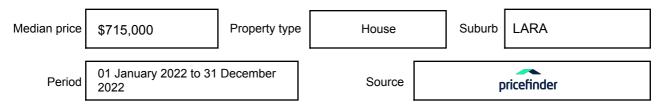
Indicative selling price

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

Price Range:

\$869,000 to \$919,000

Median sale price



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	
17 CADDYS RD, LARA, VIC 3212	\$820,000	10/12/2022	
7 OSPREY CRT, LARA, VIC 3212	\$1,199,000	25/10/2022	
3 HODGES PL, LARA, VIC 3212	\$805,000	11/09/2022	

This Statement of Information was prepared on: 30/

30/01/2023

