

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

329 PATULLOS ROAD LARA VIC 3212

Indicative selling price

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

Single Price

or range
between

\$335,000

&

\$355,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$664,825

Property type

House

Suburb

Lara

Period-from

01 Apr 2024

to

31 Mar 2025

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

6 MOSSMAN STREET LARA VIC 3212	\$347,500	31-Oct-24
39 WETHERBY CIRCUIT LARA VIC 3212	\$320,000	13-Oct-24
8 ESK STREET LARA VIC 3212	\$340,000	04-Oct-24

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: 02 April 2025



6 MOSSMAN STREET LARA VIC 3212

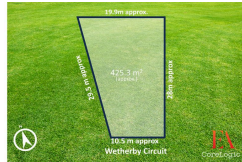
Sold Price

\$347,500

Sold Date

31-Oct-24
 4  2  -

Distance

0.38km


39 WETHERBY CIRCUIT LARA VIC 3212

Sold Price

\$320,000

Sold Date

13-Oct-24
 4  2  -

Distance

0.81km


8 ESK STREET LARA VIC 3212

Sold Price

\$340,000

Sold Date

04-Oct-24
 -  -  -

Distance

0.31km

RS = Recent sale

UN = Undisclosed Sale

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