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	4 REFLECTIONS CRESCENT 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	$729,000	&	$759,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$668,000	Property type	Commercial	Suburb	Lara
Period-from	01 Aug 2024	to	31 Jul 2025	Source	Cotality

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
67 CORIDALE BOULEVARD LARA VIC 3212	$742,000	23-Jul-25
10 MAJESTIC WAY LARA VIC 3212	$775,000	26-Jul-25
5 CADDYS ROAD LARA VIC 3212	$775,000	14-Jul-25

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.~~

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67 CORIDALE BOULEVARD LARA VIC 3212

4 2 2

Sold Price RS **$742,000** Sold Date **23-Jul-25**

Distance **0.84km**

10 MAJESTIC WAY LARA VIC 3212

4 2 2

Sold Price RS **$775,000** Sold Date **26-Jul-25**

Distance **2.59km**

5 CADDYS ROAD LARA VIC 3212

4 2 2

Sold Price Sold Date **14-Jul-25**

Distance **2.78km**

RS = Recent sale **UN** = Undisclosed Sale

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