

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

36 ARCHER DRIVE 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

\$190,000

&

\$199,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$372,000

Property type

Land

Suburb

Lara

Period-from

01 Jul 2024

to

30 Jun 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

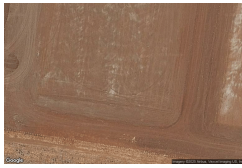
Date of sale

19 WHARFEDALE CRESCENT LARA VIC 3212	\$263,000	22-May-25
349 HOMESTEAD DRIVE LARA VIC 3212	\$227,500	05-Apr-25
12 PENSTONE STREET LARA VIC 3212	\$242,000	29-May-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.~~

This Statement of Information was prepared on: 07 July 2025



19 WHARFEDALE CRESCENT LARA VIC 3212 Sold Price **\$263,000** Sold Date **22-May-25**

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Distance **0.08km**



349 HOMESTEAD DRIVE LARA VIC 3212 Sold Price **\$227,500** Sold Date **05-Apr-25**

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Distance **1.01km**



12 PENSTONE STREET LARA VIC 3212 Sold Price **\$242,000** Sold Date **29-May-25**

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Distance **0.52km**

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

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