# 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

955	PRINCES	HIGHWAY	IARA	VIC	3212
555				10	0212

#### Indicative selling price

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

Single Price	\$1,190,000	<del>or range</del> <del>between</del>		&				
Median sale price								
(*Delete house or unit as applicable)								
Modian Prico	\$272,000	Broporty type	Land	Suburb	Lara			

Median Price	\$372,000	Prope	erty type	Land	Suburb	Lara
Period-from	01 May 2024	to	30 Apr 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	
45 PERKINS ROAD LARA VIC 3212	\$1,390,000	15-Nov-24	
70 HOUSTON ROAD LARA VIC 3212	\$1,320,000	17-Sep-24	

#### OR

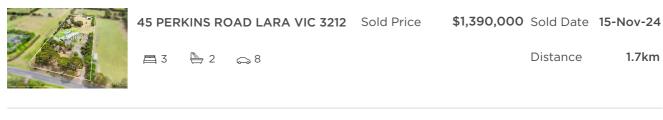
**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 16 May 2025



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70 HOUSTON ROAD LARA VIC 3212		Sold Price	\$1,320,000 Sold Date	17-Sep-24	
<b>=</b> 5	2 🖳	⇔ <sup>2</sup>		Distance	6.46km

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

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