

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address	Lot 1141 - Daylight Street, Lara, 3212
Including suburb and	
postcode	

Indicative selling price

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

Single price	\$ 431,400	or range between		&	
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Median sale price

Median price	\$ 387,900	Property type	Vacant Land	Suburb	Lara
Period - From	1/07/2024	to	30/09/2024	Source	Oliver Hume

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
1 Lot 1939 - Watercourse Avenue, Lara, 3212	\$ 434,900	15/12/2023
2 Lot 1954 - Watercourse Avenue, Lara, 3212	\$ 434,900	14/11/2023
3 Lot 1959 - Watercourse Avenue, Lara, 3212	\$ 434,900	25/08/2023

This Statement of Information was prepared on:

02 Dec 2024