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	295 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	$420,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$313,500	Property type	Land	Suburb	Lara
Period-from	01 Dec 2024	to	30 Nov 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
46 WATERCOURSE AVENUE LARA VIC 3212	$449,900	08-May-25
1 CORIDALE BOULEVARD LARA VIC 3212	$420,000	07-Nov-25
20 MATILDA CIRCUIT LARA VIC 3212	$434,900	10-Oct-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: 06 December 2025

ALFF PROPERTY GROUP
Toby Wilson
M 0417134142
E twilson@larare.com.au

46 WATERCOURSE AVENUE LARA VIC 3212

- - -

Sold Price **$449,900** Sold Date **08-May-25**

Distance **1.24km**

1 CORIDALE BOULEVARD LARA VIC 3212

- - -

Sold Price RS **$420,000** Sold Date **07-Nov-25**

Distance **1.37km**

20 MATILDA CIRCUIT LARA VIC 3212

- - -

Sold Price **$434,900** Sold Date **10-Oct-25**

Distance **1.53km**

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

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