

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
Including suburb and
postcode

Lot 2039 - Fountain Street, Lara, 3212

Indicative selling price

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

Single price \$ 399,900 or range between &

Median sale price

Median price \$ 404,900 Property type Vacant Land Suburb Lara

Period - From 1/04/2025 to 30/06/2025 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 638 - Homestead Drive, Lara, 3212	\$ 396,900	19/02/2024
2 Lot 1123 - Watercourse Avenue, Lara, 3212	\$ 394,900	20/10/2024
3 Lot 1011 - Watercourse Avenue, Lara, 3219	\$ 389,900	23/07/2024

This Statement of Information was prepared on: 07 Aug 2025