

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 2119 - Matilda Circuit, Lara, 3212

Indicative selling price

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

Single price \$ 232,900

or range between

&

Median sale price

Median price \$ 389,000

Property type

Suburb

Lara

Period - From

1/01/2025

to

31/03/2025

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 648 - Homestead Drive, Lara, 3212	\$ 235,900	29/04/2024
2 Lot 3306 - Oasis Drive, Mount Duneed, 3217	\$ 250,056	4/11/2024
3 Lot 3531 - Voyage Street, Mount Duneed, 3217	\$ 204,900	23/07/2024

This Statement of Information was prepared on:

10 Jun 2025