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

LOT 3, 64 CURLETTS ROAD LARA VIC 3212

Indicative selling price

Period-from

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

Single Price		or rang betwee	′ <u>⊅/</u> 59.000	&	\$279,000
Median sale price (*Delete house or unit as ap	plicable)				
Median Price	\$664,825	Property type	House	Suburb	Lara

30 Apr 2025

Source

Comparable property sales (*Delete A or B below as applicable)

01 May 2024

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.

to

Address of comparable property	Price	Date of sale	
1 DANBY STREET LARA VIC 3212	\$290,000	03-Sep-24	
18 KETTLEWELL DRIVE LARA VIC 3212	\$312,000	31-Oct-24	
9 COPPICE STREET LARA VIC 3212	\$285,000	14-May-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.

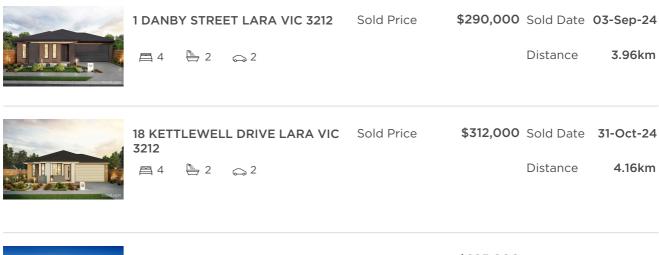
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9 COPPICE STREET LARA VIC 3212	Sold Price	\$285,000	Sold Date	14-May-24
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RS = Recent sale UN = Undisclosed Sale

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