

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

25 Caddys Road, Lara, VIC 3212

Indicative selling price

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

Single price or range between &

Median sale price

Median price Property type Suburb

Period - From to Source

Comparable property sales

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 eighteen months.

Address of comparable property	Price	Date of sale
1 36 Patullos Road Lara Vic 3212	\$900,000	2023-10-28
2 12-14 Young Street Lara Vic 3212	\$785,000	2023-06-29
3		

This Statement of Information was prepared on:

