

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

4/5 CANOPUS CRESCENT 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

\$449,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$485,000

Property type

Unit

Suburb

Lara

Period-from

01 May 2023

to

30 Apr 2024

Source

Corelogic

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

2/36 CURLETT'S ROAD LARA VIC 3212	\$520,000	02-Aug-23
2/17-19 LIME CRESCENT LARA VIC 3212	\$335,000	30-Jan-24
2/13 STATION LAKE ROAD LARA VIC 3212	\$489,000	10-Nov-23

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: 27 May 2024

**2/36 CURLETT'S ROAD LARA VIC 3212**

Sold Price

\$520,000Sold Date **02-Aug-23**

3 1 1

Distance **0.33km****2/17-19 LIME CRESCENT LARA VIC 3212**

Sold Price

\$335,000Sold Date **30-Jan-24**

3 1 1

Distance **0.71km****2/13 STATION LAKE ROAD LARA VIC 3212**

Sold Price

\$489,000Sold Date **10-Nov-23**

3 1 1

Distance **0.83km**

RS = Recent sale

UN = Undisclosed Sale

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