



STATEMENT OF INFORMATION

4 KINGSTON DRIVE, LARA, VIC-3212

PREPARED BY RISHANT SHARMA, OSKO REAL ESTATE AGENCY



R E A L E S T A T E



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



4 KINGSTON DRIVE, LARA, VIC 3212



Indicative Selling Price

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

Price Range: **\$730,000 to \$770,000**

Provided by: Rishant Sharma, OSKO Real Estate Agency

MEDIAN SALE PRICE



LARA, VIC, 3212

Suburb Median Sale Price (House)

\$705,000

01 April 2023 to 31 March 2024

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



36 GASCOYNE CCT, LARA, VIC 3212



Sale Price

***\$775,000**

Sale Date: 07/05/2024

Distance from Property: 413m



18 WOOLMAN ST, LARA, VIC 3212



Sale Price

***\$735,000**

Sale Date: 14/05/2024

Distance from Property: 336m

This report has been compiled on 26/06/2024 by OSKO Real Estate Agency. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.
The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting.
The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.
This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for

Address
Including suburb and

4 KINGSTON DRIVE, LARA, VIC 3212

Indicative selling price

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

Price Range: \$730,000 to \$770,000

Median sale price

Median price \$705,000

Property type

Vacant Land

Suburb

LARA

Period

01 April 2023 to 31 March 2024

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 18 months.

Address of comparable

Price

Date of sale

| | | |
|---------------------------------|------------|------------|
| 36 GASCOYNE CCT, LARA, VIC 3212 | *\$775,000 | 07/05/2024 |
| 18 WOOLMAN ST, LARA, VIC 3212 | *\$735,000 | 14/05/2024 |

This Statement of Information was prepared

26/06/2024