

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

Lot 1016 - Watercourse Avenue, Lara, 3212

Indicative selling price

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

Single price \$ 379,900 or range between &

Median sale price

Median price \$ 379,900 Property type Vacant Land Suburb Lara

Period - From 1/01/2024 to 31/03/2024 Source Oliver Hume

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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 1038 - Gravity Street, Lara, 3212	\$ 367,900	29/01/2024
2 Lot 1019 - Botany Street, Lara, 3212	\$ 367,900	12/01/2024
3 Lot 6902 - Nectar Drive, Mount Duneed, 3217	\$ 364,900	24/04/2024

This Statement of Information was prepared on: 16 May 2024