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	17 SKYLARK COURT 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~~		or range between	$690,000	&	$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$705,000	Property type	House	Suburb	Lara
Period-from	01 Nov 2021	to	31 Oct 2022	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
7 MAGPIE CLOSE LARA VIC 3212	$680,000	25-May-22
85 COUNTRY GARDENS DRIVE LARA VIC 3212	$740,000	01-Jun-22

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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7 MAGPIE CLOSE LARA VIC 3212

4 2 2

Sold Price **$680,000** Sold Date **25-May-22**

Distance **0.45km**



85 COUNTRY GARDENS DRIVE LARA VIC 3212

4 2 2

Sold Price **$740,000** Sold Date **01-Jun-22**

Distance **0.73km**

RS = Recent sale **UN** = Undisclosed Sale

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