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: 48 Verdant Street, Lara, VIC 3212

Indicative selling price

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

Single price: $389,000 or range between: &

Median sale price

Median price: $ Property type: Other Suburb: LARA

Period - From: 27/09/2022 to: 26/09/2023 Source: core_logic

Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	4 Woodland Street Lara Vic 3212	$384,551	2023-03-14
2	15 Leafy Street Lara Vic 3212	$400,000	2022-10-07
3	72 Reflections Crescent Lara Vic 3212	$408,000	2023-07-03

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section

This Statement of Information was prepared on: 27/09/2023

CONSUMER AFFAIRS VICTORIA