Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb and postcode	40 Verdant Street, Lara, VIC 3212

Indicative selling price

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

Single price		or range between	$240,000	&	$260,000

Median sale price

Median price	$	Property type	Other	Suburb	LARA
Period - From	15/06/2022	to	14/06/2023	Source	core_logic

Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

	Address of comparable property	Price	Date of sale
1	13 Esk Way Lara	330,000	28/3/2023
2	69 Sunlight Cct Lara	355,000	23/2/2023
3	9 Mossman Road Lara	250,000	1/6/2023

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: 15/06/2023

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Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices for semi-detached, townhouse, terrace, and vacant land of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.