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	1 DIANELLA PLACE 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	$650,000	&	$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$663,825	Property type	House	Suburb	Lara
Period-from	01 May 2024	to	30 Apr 2025	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
15 KOOLAH DRIVE LARA VIC 3212	$690,000	23-Jan-24
70 CALLISTEMON CIRCUIT LARA VIC 3212	$650,000	23-Feb-24
21 FRAGRANT DRIVE LARA VIC 3212	$655,000	09-Dec-24

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.~~

This Statement of Information was prepared on: 02 May 2025

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15 KOOLAH DRIVE LARA VIC 3212

3 2 2

Sold Price **$690,000** Sold Date **23-Jan-24**

Distance **0.4km**



70 CALLISTEMON CIRCUIT LARA VIC 3212

3 2 2

Sold Price **$650,000** Sold Date **23-Feb-24**

Distance **0.18km**



21 FRAGRANT DRIVE LARA VIC 3212

3 2 2

Sold Price **$655,000** Sold Date **09-Dec-24**

Distance **0.22km**

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

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