

## 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

16 NANKEEN AVENUE LARA VIC 3212

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$660,000

&

\$690,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$690,000

Property type

House

Suburb

Lara

Period-from

01 Aug 2023

to

31 Jul 2024

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

12 CYGNET COURT LARA VIC 3212	\$680,000	05-Jul-24
27 PONDS DRIVE LARA VIC 3212	\$680,000	21-Apr-24
26 CORIDALE BOULEVARD LARA VIC 3212	\$710,000	27-Jun-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: 27 August 2024

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12 CYGNET COURT LARA VIC 3212

Sold Price

<sup>RS</sup> \$680,000

Sold Date

05-Jul-24

3 2 2

Distance

0.75km



27 PONDS DRIVE LARA VIC 3212

Sold Price

\$680,000

Sold Date

21-Apr-24

3 2 2

Distance

1.85km



26 CORIDALE BOULEVARD LARA  
VIC 3212

Sold Price

<sup>RS</sup> \$710,000

Sold Date

27-Jun-24

3 2 2

Distance

1.1km

RS = Recent sale

UN = Undisclosed Sale

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