

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

5 NEWELL STREET 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

\$665,000

&

\$725,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

Property type

House

Suburb

Lara

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

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

8 RICHARD DRIVE LARA VIC 3212	\$670,000	26-Mar-25
1 STEFAN COURT LARA VIC 3212	\$691,100	03-Mar-25
27 COUNTRY GARDENS DRIVE LARA VIC 3212	\$710,000	12-Feb-25

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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8 RICHARD DRIVE LARA VIC 3212

Sold Price

\$670,000

Sold Date

26-Mar-25

4 2 4

Distance

0.42km



1 STEFAN COURT LARA VIC 3212

Sold Price

\$691,100

Sold Date

03-Mar-25

3 2 4

Distance

0.23km



**27 COUNTRY GARDENS DRIVE
LARA VIC 3212**

Sold Price

\$710,000

Sold Date

12-Feb-25

4 2 2

Distance

0.51km

RS = Recent sale

UN = Undisclosed Sale

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