



Statement of Information

Sections 47AF of the Estate Agents Act 1980

**2/57 McClelland Avenue,
LARA 3212**

House

3 beds

2 baths

2 parking

Indicative selling price

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

Range \$399,000 - \$429,000

Median sale price

Median **House** for **Lara** for period **Oct 2016 - Sep 2017**

Sourced from **Pricefinder**.

\$425,000

Comparable property sales

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 the most comparable to the property for sale.

7 Cumberland Drive,
Lara 3212

Price **\$429,000** Sold 04
April 2017

68 Bates Road,
Lara 3212

Price **\$420,500** Sold 14
January 2017

15 Gilleen Place,
Lara 3212

Price **\$440,000** Sold 07
November 2017

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

Contact agents



Karen Branch

0412 664 914

karen@burnsarcher.com.au



Demi Lynch

0499 550 114

demi@burnsarcher.com.au

Burns Archer

Realty

Lara VIC 3212