

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

25 Swan Street,  
LARA 3212

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Single price \$ 700,000**

### Median sale price

Median **House** for **LARA** for period **Jan 2017 - Mar 2017**  
Sourced from **Pricefinder**.

**\$ 431,250**

### 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.

**320 Flinders Avenue,**  
LARA 3212

**Price \$ 745,000** Sold 19 September 2016

**111 McIntyre Road,**  
LARA 3212

**Price \$ 696,000** Sold 30 April 2016

**60 Kiddle Drive,**  
LARA 3212

**Price \$ 600** Sold 26 April 2016

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.

House

  
2 beds

  
1 baths

  
10 parking

### Contact agents

 **Craig Burns**

03 5282 1999  
0413 717 173  
[craig@burnsarcher.com.au](mailto:craig@burnsarcher.com.au)

**Burns Archer**  
Realty

**Burns Archer Realty**

1/1-11 Station Lake Road,  
Lara VIC 3212