

Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale 31 Balagundi Drive, LARA 3212

House



4 beds



2 baths



2 parking

Indicative selling price

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

Range \$540,000 - \$560,000

Median sale price

Median **House** for **LARA** for period **Mar 2019 - Oct 2019**

Sourced from **Pricefinder**.

\$525,000

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.

15 Balagundi Dr ,
Lara 3212

Price **\$540,000** Sold 19
March 2019

10 Hoffman Crt,
Lara 3212

Price **\$550,000** Sold 26
August 2019

11 Menzies Cl,
Lara 3212

Price **\$587,500** Sold 23
March 2019

This Statement of Information was prepared on 26th Nov 2019

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.

Stockdale & Leggo Sth Barwon

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Contact agents



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