

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**30 Richard Drive,  
LARA 3212**

### Indicative selling price

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

**Range \$479,000 - \$499,000**

### Median sale price

Median **House** for **LARA** for period **Jan 2017 - Dec 2017**

Sourced from **pricefinder**.

**\$450,000**

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**4 Michelle Court,**  
Lara 3212

**Price \$470,000** Sold 14  
October 2017

**5 Young Street,**  
Lara 3212

**Price \$480,000** Sold 14  
March 2018

**12 Bernard Court,**  
Lara 3212

**Price \$520,000** Sold 07  
March 2018

### 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.

House

  
**3 beds**

  
**2 baths**

  
**2 parking**

#### Burns Archer Realty

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

#### Contact agents



**Karen Branch**

0412 664 914

[karen@burnsarcher.com.au](mailto:karen@burnsarcher.com.au)



**Demi Lynch**

0499 550 114

[demi@burnsarcher.com.au](mailto:demi@burnsarcher.com.au)

**Burns Archer**  
Realty