



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

70 Benjamin 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 \$449,000 - \$459,000**

### Median sale price

Median **House** for **LARA** for period **Apr 2017 - Mar 2018**

Sourced from **PRICE FINDER**.

**\$460,000**

### 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.

**55 Cameron Crescent,**  
Lara 3212

Price **\$459,000** Sold 21  
March 2018

**6 Mark Street,**  
Lara 3212

Price **\$460,000** Sold 20  
March 2018

**57 Benjamin Drive,**  
Lara 3212

Price **\$445,000** Sold 16  
December 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 PRICE FINDER.

#### 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)

**Burns Archer**  
Realty