



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 16 Pelican Way, LARA 3212

### Indicative selling price

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

**Range \$570,000 - \$610,000**

### Median sale price

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

Sourced from **Pricefinder**.

**\$460,000**

### 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.

<b>14 Melissa Drive,</b> Lara 3212	<b>Price \$621,000</b> Sold 13 April 2018
<b>32 Wathaurong Drive,</b> Lara 3212	<b>Price \$595,000</b> Sold 02 May 2018
<b>31 Country Gardens Drive,</b> Lara 3212	<b>Price \$604,300</b> Sold 16 June 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.

#### Prime Real Estate

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#### Contact agents



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