

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 12-14 Stephenson Street, LARA 3212

### Indicative selling price

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

**Range \$580,000 - \$620,000**

### Median sale price

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

Sourced from **pricefinder**.

**\$446,000**

### 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.

**86 McClelland Avenue,**  
Lara 3212

**Price \$635,000** Sold 19  
August 2017

**25 Rennie Street,**  
Lara 3212

**Price \$640,000** Sold 07  
October 2017

**80 Blackbird Circuit,**  
Lara 3212

**Price \$578,000** Sold 24 June  
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 pricefinder.

House

5 beds

2 baths

2 parking

#### Burns Archer Realty

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

#### Contact agents



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**Burns Archer**  
Realty