



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

83 Benjamin 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](http://consumer.vic.gov.au/underquoting)

**Single price \$ 449,000**

### Median sale price

Median **House** for **Lara** for period **Apr 2016 - Mar 2017**  
Sourced from **Pricefinder**.

**\$ 410,000**

### 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.

4 Anna Crt, ,  
Lara 3212

Price \$ 405,000 Sold 22 March 2017

36 Young Street,  
Lara 3212

Price \$ 500,000 Sold 05 February 2017

37 Young Street,  
Lara 3212

Price \$ 439,000 Sold 07 January 2017

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.

### Contact agents

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**Burns Archer Realty**

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