



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 44 Moorhen 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)

## Range \$520,000 - \$560,000

### Median sale price

Median **House** for **LARA** for period **Oct 2016 - Sep 2017**

Sourced from **Pricefinder**.

## \$427,000

### 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 Shelduck Court,**  
Lara 3212

Price **\$575,000** Sold 10 October 2017

**73 Eastlakes Blvd,**  
Lara 3212

Price **\$530,000** Sold 17 July 2017

**16 Eastlakes Blvd,**  
Lara 3212

Price **\$569,000** Sold 25 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

 Karen Branch

0412 664 914

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

**Burns Archer**  
Realty

**Burns Archer Realty**

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