



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**48 Archimedes Avenue,  
LARA 3212**

House

  
4 beds

  
2 baths

  
6 parking

### Indicative selling price

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

**Range from \$600,000 -  
\$650,000**

### Median sale price

Median **House** for **Lara** for period **Jul 2016 - Jun 2017**  
Sourced from **Pricefinder**.

**\$429,750**

### 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.

**86-88 McClelland Avenue,** Price **\$635,000** Sold 19 August 2017  
Lara 3212

**80 Blackbird Circuit,** Price **\$578,000** Sold 24 June 2017  
Lara 3212

**42 Station Lake Road,** Price **\$652,000** Sold 26 August 2017  
Lara 3212

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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