

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 3 Victor Place, LARA 3212

### Indicative selling price

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

**Single price \$489,000**

### Median sale price

Median **House** for **Lara** for period **Jul 2018 - Jun 2019**

Sourced from **Pricefinder**.

**\$523,750**

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**5 Bath Street,**  
Lara 3212

**Price \$445,000** Sold 03  
December 2018

**11 Francis Street,**  
Lara 3212

**Price \$435,000** Sold 25  
September 2018

**4 Bella Julia,**  
Lara 3212

**Price \$435,000** Sold 08  
February 2019

### 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

  
**3 beds**

  
**1 baths**

  
**1 parking**

#### Burns Archer Realty

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

### Contact agents



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**Burns Archer**  
Realty