

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 20 Kantara Crescent, LARA 3212

### Indicative selling price

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

**Range \$479,000 - \$519,000**

### Median sale price

Median **House** for **LARA** for period **Apr 2017 - Mar 2018**

Sourced from **Pricefinder**.

**\$450,000**

### 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.

**14 Melinda Court,**  
Lara 3212

Price **\$484,000** Sold 05  
December 2017

**100 Flinders Avenue,**  
Lara 3212

Price **\$490,000** Sold 23  
September 2017

**22 Darcy Street,**  
Lara 3212

Price **\$512,000** Sold 04 April  
2018

### 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

2 baths

2 parking

**Team 3216 Pty Ltd t/as  
Hayeswinckle Agent**

79 Barrabool Road,  
Highton VIC 3216

### Contact agents



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