



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**39 Nankeen Avenue,  
LARA 3212**

### Indicative selling price

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

**Range \$649,000 - \$699,000**

### Median sale price

Median **House** for **LARA** for period **Oct 2017 - Sep 2018**

Sourced from **Pricefinder**.

**\$506,000**

### 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.

**11 Mallard Court,**  
Lara 3212  
Price **\$680,000** Sold 14  
August 2018

**8 Wood Duck Court,**  
Lara 3212  
Price **\$680,000** Sold 07  
September 2018

**66 O'Hallorans Road,**  
Lara 3212  
Price **\$680,000** Sold 23  
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

5 beds

2 baths

2 parking

**Team 3220 Pty Ltd t/as  
Hayeswinckle Agent**

2/318 Pakington Street,  
Newtown VIC 3220

### Contact agents



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