



Statement of Information

Sections 47AF of the Estate Agents Act 1980

**71 Flinders Ave,
LARA 3212**

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

**Range from \$520,000 -
\$560,000**

Median sale price

Median **House** for **LARA** for period **Oct 2016 - Sep 2017**
Sourced from **Pricefinder**.

\$425,000

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.

10 Curletts Road, Price **\$490,000** Sold 29 July 2017
Lara 3212

100 Flinders Ave, Price **\$490,000** Sold 23 September 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.

House

3 beds

1 baths

0 parking

Contact agents

 Karen Branch

0412 664 914

karen@burnsarcher.com.au

Burns Archer
Realty

Burns Archer Realty

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