

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

265 Patullos Road,  
LARA 3212

House

4 beds

1 baths

4 parking

### Indicative selling price

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

**Range \$1,700,000 - \$1,870,000**

### 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.

**90 Manzeene Ave,**  
Lara 3212

**Price \$1,600,000** Sold 11  
August 2017

**75 West Gateway,**  
Lara 3212

**Price \$1,500,000** Sold 10  
October 2017

**495 Windermere road,**  
Lara 3212

**Price \$1,400,000** Sold 24  
August 2017

### 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.

### Contact agents



**Karen Branch**

0412 664 914

[karen@burnsarcher.com.au](mailto:karen@burnsarcher.com.au)



**Demi Lynch**

0499 550 114

[demi@burnsarcher.com.au](mailto:demi@burnsarcher.com.au)

**Burns Archer**

Realty

Lara VIC 3212