

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 17 Cumberland Drive, LARA 3212

### Indicative selling price

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

**Range \$480,000 - \$500,000**

### Median sale price

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

Sourced from **Pricefinder**.

**\$450,250**

### 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.

**28 Bank Street,**  
Lara 3212

Price **\$479,000** Sold 15  
November 2017

**12 Kanowna Place,**  
Lara 3212

Price **\$515,000** Sold 13  
December 2017

**14 Melinda Court,**  
Lara 3212

Price **\$484,000** Sold 06  
December 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.

House



3 beds



2 baths



2 parking

#### Burns Archer Realty

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

#### Contact agents



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**Burns Archer**  
Realty