



# Statement of Information

Sections 47AF of the Estate Agents Act 1980

11 Magpie Close,  
LARA 3212

House



3 beds



2 baths



2 parking

## Indicative selling price

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

**Range \$520,000 - \$550,000**

## Median sale price

Median **House** for **LARA** for period **Jul 2017 - Jun 2018**

Sourced from **Price Finder**.

**\$485,000**

## 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.

**18 Lipson Drive,**  
Lara 3212

**Price \$536,000** Sold 03  
August 2018

**3 Kantara Crescent,**  
Lara 3212

**Price \$530,000** Sold 20 June  
2018

**8 Sherwood Grove,**  
Lara 3212

**Price \$550,000** Sold 24  
March 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 Price Finder.

## Burns Archer Realty

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

## Contact agents



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**Burns Archer**

Realty