

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

1/57 McClelland Avenue,  
LARA 3212

### Indicative selling price

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

**Single price \$319,000**

### Median sale price

Median **House** for **Lara** for period **Jun 2016 - Jun 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.

**1/4 Kyema Drive,**  
LARA 3212

Price **\$307,000** Sold 20 February 2017

**3/1 St Anthony Court,**  
LARA 3212

Price **\$317,000** Sold 11 April 2017

**1/29 Balagundi Drive,**  
LARA 3212

Price **\$315,000** Sold 23 June 2017

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

  
**2 beds**

  
**1 baths**

  
**1 parking**

### Contact agents

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**Burns Archer**  
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