

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

80 Glenoe Drive,  
LARA 3212

House

4 beds

1 baths

0 parking

### Indicative selling price

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

**Range from \$650,000 -  
\$700,000**

### Median sale price

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

**\$423,000**

### 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.


**320 Flinders Avenue,** Price **\$745,000** Sold 19 September 2016  
LARA 3212

**15 McIntyre Road,** Price **\$692,000** Sold 21 November 2016  
LARA 3212

**25 Perkins Road,** Price **\$690,000** Sold 12 May 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.

### Contact agents

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