



Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale
**36 Stephenson Street,
LARA 3212**

House



4 beds



2 baths



3 parking

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range \$1,050,000 - \$1,115,000

Median sale price

Median **House** for **LARA** for period **Oct 2018 - Sep 2019**

Sourced from **Pricefinder**.

\$525,000

Comparable property sales

These are the three properties sold within five kilo metres 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.

13 Wongalea Drive,
Lara 3212

Price **\$1,500,000** Sold 23
August 2019

43 Blackbird Circuit,
Lara 3212

Price **\$1,285,000** Sold 02
July 2019

3 Cheddar Court,
Lara 3212

Price **\$1,352,000** Sold 24
September 2019

This Statement of Information was prepared on 15th Nov 2019

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.

Lara Branch Realty

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Lara VIC 3212

Contact agents



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