

## Statement of Information

Section 47AF of the Estate Agents Act 1980

### Property offered for sale 31 Balagundi 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 \$540,000 - \$570,000**

#### Median sale price

Median **House** for **LARA** for period **Mar 2019 - Oct 2019**

Sourced from **Pricefinder**.

**\$525,000**

#### 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.

**15 Balagundi Dr ,**  
Lara 3212

Price **\$540,000** Sold 19  
March 2019

**10 Hoffman Crt,**  
Lara 3212

Price **\$550,000** Sold 26  
August 2019

**11 Menzies Cl,**  
Lara 3212

Price **\$587,500** Sold 23  
March 2019

This Statement of Information was prepared on 11th 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.

House



4 beds



2 baths



2 parking

#### Stockdale & Leggo Sth Barwon

169 A High Street,  
Belmont VIC 3216

#### Contact agents



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**Stockdale  
& Leggo**