



Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale
**96 Archimedes Avenue,
LARA 3212**

House



4 beds



2 baths



2 parking

Indicative selling price

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

Range \$990,000 - \$1,070,000

Median sale price

Median **House** for **LARA** for period **Jul 2018 - Jun 2019**

Sourced from **Pricefinder**.

\$540,000

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.

14 Nilaur Place,
Lara 3212

Price **\$1,150,000** Sold 15
September 2018

10 Osterlund Court,
Lara 3212

Price **\$1,000,000** Sold 28
July 2018

30 Hicks Street,
Lara 3212

Price **\$1,005,000** Sold 27
October 2018

This Statement of Information was prepared on 8th Oct 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.

Ray White Lara

16 Hicks Street,
Lara VIC 3212

Contact agents



Matthew Wade-Taylor
Ray White

0 430 006 345

matthew.wadetailor@raywhite.com



Izaak Spence
Ray White

0 402 530 457

izaak.spence@raywhite.com

