



Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale
**7 Benetti Drive,
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 \$580,000 - \$600,000

Median sale price

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

Sourced from **pricefinder**.

\$517,500

Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

21 Canterbury Road East, Lara 3212	Price \$655,000 Sold 05 June 2019
8 Lake Road, Lara 3212	Price \$625,000 Sold 06 July 2019
28 Canterbury Road West, Lara 3212	Price \$583,000 Sold 21 June 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.

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