



Statement of Information

Sections 47AF of the Estate Agents Act 1980

30 Karlton Close, LARA 3212

House



3 beds



1 baths



6 parking

Indicative selling price

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

Range \$1,250,000 - \$1,350,000

Median sale price

Median **House** for **LARA** for period **Jul 2016 - Jun 2017**

Sourced from **Pricefinder**.

\$421,000

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.

495 Windermere Rd,
Lara 3212

Price **\$1,400,000** Sold 24
August 2017

90 Manzeene Ave,
Lara 3212

Price **\$1,600,000** Sold 11
August 2017

860 Bacchus Marsh Rd,
Lara 3212

Price **\$1,000,000** Sold 05
August 2017

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.

Stockdale & Leggo Footscray

179 Sunshine Road,
West Footscray VIC 3012

Contact agents



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