

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 23 Canopus Crescent, LARA 3212

House



4 beds



2 baths



2 parking

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

## Range from \$459,000 - \$499,000

### Median sale price

Median **House** for **LARA** for period **Jan 2017 - Jun 2017**  
Sourced from **Pricefinder**.

## \$435,000

### 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.


**74 O'Hallorans Road,** Price **\$465,000** Sold 22 August 2017  
Lara 3212

**17 Canopus Crescent,** Price **\$471,500** Sold 10 August 2017  
Lara 3212

**7 Magnolia Court,** Price **\$482,500** Sold 20 March 2017  
Lara 3212

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.

### Contact agents

 **Terry Cleary**  
Ray White

(03) 5282 4699  
0400 004 772

[terry.cleary@raywhite.com](mailto:terry.cleary@raywhite.com)



**Ray White Lara**

16 Hicks Street,  
Lara VIC 3212