

40.36m

16.05m

647m<sup>2</sup>  
(APPROX)

House



3 beds



2 baths



2 parking

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

111 Messmate Street,  
LALOR 3075

### Indicative selling price

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

**Range \$550,000 - \$600,000**

### Median sale price

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

Sourced from **Pricefinder**.

**\$590,000**

### 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.

**26 Poplar Street,**  
Thomastown 3074

Price **\$585,000** Sold 25 May  
2019

**3 Munro Street,**  
Lalor 3075

Price **\$562,000** Sold 11 May  
2019

**59 William Street,**  
Lalor 3075

Price **\$555,000** Sold 15 June  
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 Thomastown

227 High Street,  
Thomastown VIC 3074

### Contact agents



**Tony Alessandrino**  
Ray White

(03) 9465 2344  
0414 456 404

[tony.alessandrino@raywhite.com](mailto:tony.alessandrino@raywhite.com)



**Jack Trewin**  
Ray White

0448 275 971

[jack.trewin@raywhite.com](mailto:jack.trewin@raywhite.com)

**RayWhite**