



42.5m

648.0m²

15.2m

Statement of Information

Sections 47AF of the Estate Agents Act 1980

44 Messmate Street,
LALOR 3075

House

3 beds

2 baths

Indicative selling price

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

Range \$700,000 - \$770,000

Median sale price

Median **House** for **LALOR** for period **Jan 2017 - Dec 2017**
Sourced from **Pricefinder**.

\$615,000

Comparable property sales

These are the three properties sold within two kilometres 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.

9 KIAMA DRIVE,
LALOR 3075

Price **\$771,000** Sold 14
October 2017

13 CURTIN AVE,
LALOR 3075

Price **\$779,000** Sold 07
October 2017

10 RICHARDS ST,
LALOR 3075

Price **\$760,000** Sold 20
September 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.

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