

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

2/32 Messmate Street, Lalor Vic 3075

### Indicative selling price

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

Range between \$479,000

&

\$515,000

### Median sale price

Median price \$470,000

Property Type Unit

Suburb Lalor

Period - From 01/04/2019

to 31/03/2020

Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** 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 most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	28 Grenville Wlk, Lalor, Vic 3075, Australia	\$457,000	12/02/2020
2	2/100 Alexander Av THOMASTOWN 3074	\$500,000	11/02/2020
3	6 Mustang La THOMASTOWN 3074	\$480,000	03/04/2020

**OR**

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

12/05/2020 12:47



**Property Type:** Townhouse  
**Agent Comments**

**Indicative Selling Price**  
\$479,000 - \$515,000  
**Median Unit Price**  
Year ending March 2020: \$470,000

## Comparable Properties

**28 Grenville Wlk, Lalor, Vic 3075, Australia (REI)**

**Agent Comments**



**Price:** \$457,000  
**Method:**  
**Date:** 12/02/2020  
**Property Type:** Townhouse (Single)

**2/100 Alexander Av THOMASTOWN 3074 (VG)**

**Agent Comments**



**Price:** \$500,000  
**Method:** Sale  
**Date:** 11/02/2020  
**Property Type:** Flat/Unit/Apartment (Res)

**6 Mustang La THOMASTOWN 3074 (REI)**

**Agent Comments**



**Price:** \$480,000  
**Method:** Sold Before Auction  
**Date:** 03/04/2020  
**Property Type:** Townhouse (Res)