

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

37 Lalor Street, Port Melbourne Vic 3207

Indicative selling price

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

Single price

\$1,170,000

Median sale price

Median price

\$1,240,000

Property Type

Townhouse

Suburb

Port Melbourne

Period - From

10/11/2023

to

09/11/2024

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	7 Nelson Pl SOUTH MELBOURNE 3205	\$1,150,000	03/09/2024
2	270 Ross St PORT MELBOURNE 3207	\$1,120,000	02/09/2024
3	60 Brooke St ALBERT PARK 3206	\$1,175,000	06/06/2024

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:

10/11/2024 19:49

Ruth Roberts

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Indicative Selling Price

\$1,170,000

Median Townhouse Price

10/11/2023 - 09/11/2024: \$1,240,000


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Property Type: Townhouse
 (Single)

Agent Comments

Comparable Properties



7 Nelson PI SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments

 2
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Price: \$1,150,000**Method:** Sold Before Auction**Date:** 03/09/2024**Property Type:** House (Res)**Land Size:** 78 sqm approx

270 Ross St PORT MELBOURNE 3207 (REI)

Agent Comments

 3
  1
  -
Price: \$1,120,000**Method:** Private Sale**Date:** 02/09/2024**Property Type:** House

60 Brooke St ALBERT PARK 3206 (REI/VG)

Agent Comments

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  1
  -
Price: \$1,175,000**Method:** Sold Before Auction**Date:** 06/06/2024**Property Type:** House (Res)**Land Size:** 289 sqm approx

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