## 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

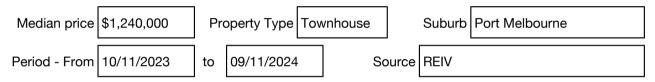
37 Lalor Street, Port Melbourne Vic 3207

### Indicative selling price

For the meaning of this price see co	onsumer.vic.gov.au/underquoting
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Single price \$1,170,000

#### Median sale price



### 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 PI 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



37 Lalor Street, Port Melbourne Vic 3207

# woodards 🚾





Property Type: Townhouse (Single) Agent Comments Ruth Roberts 9572 1666 0409 214 110 rroberts@woodards.com.au

Indicative Selling Price \$1,170,000 Median Townhouse Price 10/11/2023 - 09/11/2024: \$1,240,000

## **Comparable Properties**

7 Nelson PI SOUTH MELBOURNE 3205 (REI/VG)   2 1   Price: \$1,150,000   Method: Sold Before Auction   Date: 03/09/2024   Property Type: House (Res)   Land Size: 78 sqm approx	Agent Comments
270 Ross St PORT MELBOURNE 3207 (REI) 3 1 2 - Price: \$1,120,000 Method: Private Sale Date: 02/09/2024 Property Type: House	Agent Comments
60 Brooke St ALBERT PARK 3206 (REI/VG) 2 1 2 - Price: \$1,175,000 Method: Sold Before Auction Date: 06/06/2024 Property Type: House (Res) Land Size: 289 sqm approx	Agent Comments

#### Account - Woodards | P: 03 9572 1666 | F: 03 9572 2480



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