

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,250,000 Property Type Townhouse Suburb Port Melbourne

Period - From 10/10/2023 to 09/10/2024 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	316 Bank St SOUTH MELBOURNE 3205	\$1,032,500	18/09/2024
2	16/97-101 Cruikshank St PORT MELBOURNE 3207	\$1,100,000	05/06/2024
3	8 Little Finlay St ALBERT PARK 3206	\$1,068,000	30/05/2024

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:

10/10/2024 08:52



Rooms: 3
Property Type: Townhouse (Res)
Land Size: 70 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,000,000 - \$1,100,000
Median Townhouse Price
 10/10/2023 - 09/10/2024: \$1,250,000

Comparable Properties



316 Bank St SOUTH MELBOURNE 3205 (REI) Agent Comments



Price: \$1,032,500
Method: Private Sale
Date: 18/09/2024
Property Type: House



16/97-101 Cruikshank St PORT MELBOURNE 3207 (REI) Agent Comments



Price: \$1,100,000
Method: Private Sale
Date: 05/06/2024
Property Type: Townhouse (Res)



8 Little Finlay St ALBERT PARK 3206 (VG) Agent Comments



Price: \$1,068,000
Method: Sale
Date: 30/05/2024
Property Type: House - Attached House N.E.C.
Land Size: 57 sqm approx

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