Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 37 Lalor Street, Port Melbourne Vic 3207

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$1,000,000		&		\$1,100,000				
Median sale price									
Median price	\$1,250,000	Pro	operty Type	Том	nhouse		Suburb	Port Melbourne	
Period - From	10/10/2023	to	09/10/2024		So	urce	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.

Ade	dress 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 Agent Comments 3207 (REI)



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

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

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