

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 45 LALOR STREET, PORT MELBOURNE, VIC 3207

Indicative selling price

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

Single price or range between &

Median sale price

Median price Property Type Suburb

Period - From to Source

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last eighteen 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
2 THE CRESCENT, PORT MELBOURNE, VIC 3207	\$2,300,000	15/04/2024
147 CRUIKSHANK STREET, PORT MELBOURNE, VIC 3207	\$2,200,000	07/03/2024
317 NOTT ST PORT MELBOURNE, VIC 3207	\$2,250,000	18/12/2023

This Statement of Information was prepared on: