

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

302/338 GORE STREET FITZROY VIC 3065

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$470,000

&

\$515,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$786,699

Property type

Unit

Suburb

Fitzroy

Period-from

01 Oct 2021

to

30 Sep 2022

Source

Corelogic

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 6 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

215/338 GORE STREET FITZROY VIC 3065	\$470,000	06-Jul-22
107/300 YOUNG STREET FITZROY VIC 3065	\$470,000	07-Sep-22
203/81 ARGYLE STREET FITZROY VIC 3065	\$509,500	09-Apr-22

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 6 months.~~

This Statement of Information was prepared on: 05 October 2022



YORKSHIRE
PROPERTY
Patrick Coy

P 03 9998 8100

M 0402 075 501

E patrick@yorkshireproperty.com.au



215/338 GORE STREET FITZROY
VIC 3065

Sold Price

\$470,000

Sold Date

06-Jul-22



1



1



1

Distance

0km



107/300 YOUNG STREET FITZROY
VIC 3065

Sold Price

^{RS} **\$470,000** ^{UN}

Sold Date

07-Sep-22



1



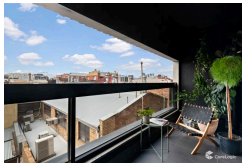
1



1

Distance

0.33km



203/81 ARGYLE STREET FITZROY
VIC 3065

Sold Price

\$509,500

Sold Date

09-Apr-22



1



1



1

Distance

0.5km

RS = Recent sale

UN = Undisclosed Sale

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