

## 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

118/338 GORE STREET FITZROY VIC 3065

### Indicative selling price

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

Single Price

or range  
between

\$700,000

&

\$730,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$802,500

Property type

Unit

Suburb

Fitzroy

Period-from

01 Mar 2023

to

29 Feb 2024

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

377 GEORGE STREET FITZROY VIC 3065	\$715,000	17-Nov-23
101/150 KERR STREET FITZROY VIC 3065	\$720,000	05-Mar-24
602/69-73 VICTORIA STREET FITZROY VIC 3065	\$700,000	30-Jan-24

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: 21 March 2024

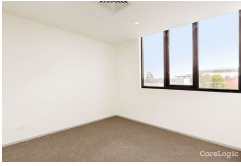


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**377 GEORGE STREET FITZROY VIC 3065** Sold Price **\$715,000** Sold Date **17-Nov-23**

2 1 1

Distance **0.18km**



**101/150 KERR STREET FITZROY VIC 3065** Sold Price <sup>RS</sup> **\$720,000** <sup>UN</sup> Sold Date **05-Mar-24**

2 1 1

Distance **0.32km**



**602/69-73 VICTORIA STREET FITZROY VIC 3065** Sold Price **\$700,000** Sold Date **30-Jan-24**

2 1 1

Distance **0.57km**

RS = Recent sale

UN = Undisclosed Sale

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