

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb & postcode 408/416 Gore Street, Fitzroy

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price X or range between \$850,000 & \$920,000

### Median sale price

Median price \$854,000 Property type Apartment Suburb FITZROY  
Period - From 01/07/2021 to 30/06/2022 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	Sale Date	Bed	Bath	Car
1. 206/416 Gore St, Fitzroy	\$800,000	15/06/22	2	1	1
2. 178 Gore St, Fitzroy	\$877,000	24/02/22	2	2	1
3. 205/6 Rochester St, Fitzroy	\$825,000	06/06/22	2	2	1

This Statement of Information was prepared on: 22/08/2022

### Harcourts Melbourne City have provided additional information that the purchaser may find informative.

Additional comparable sales	Price	Sale Date	Bed	Bath	Car
4. 509/416 Gore St, Fitzroy	\$885,000	06/08/21	2	1	1
5. 11/11 Anderson St, West Melbourne	\$930,000	07/05/22	2	2	1
6. 206/185 Rose St, Fitzroy	\$895,000	23/05/22	2	2	1

<b>Material Fact to Disclose</b>	<b>Current Rent &amp; Lease Expiry</b>	<b>Rental Potential (pw/pcm)</b>
No	N/A	\$700 / \$3,033.33

### Property Outgoing Information (approximately per annum)

<b>Council Rates</b>	<b>Water Rates</b>	<b>Owners Corporation</b>	<b>Total Fees</b>
\$1481.46	\$535.68	\$3447.16	\$5464.30
<b>Size</b>	<b>Year Built</b>	<b>Complex/Block</b>	<b>Facilities</b>
80m2	1920s - Converted to apartments in 1998	88/88	None
<b>Owners Corporation</b>	<b>Chattels</b>		
Ace Body Corp - 03 9417 1900	All fixed floor coverings, electric light fittings & window furnishings		
<b>Building</b>	<b>Sale Method</b>	<b>Terms</b>	
MacRobertson Chocolate Factory	Deadline Sale – 15/09/22 @ 12pm	10% Deposit - Settlement 30 Days	

Whilst every care is taken to ensure accuracy of the sizes, plans & information contained herein no guarantees or warranties are given. Clients are required to make their own investigations, carefully check the formal legal documentation & seek independent professional legal advice.