

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

715/338 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

\$559,000

&

\$599,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

Unit

Suburb

Fitzroy

Period-from

01 Jul 2022

to

30 Jun 2023

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

304/41 KERR STREET FITZROY VIC 3065	\$567,500	11-May-23
802/47 PEEL STREET COLLINGWOOD VIC 3066	\$560,000	26-Apr-23
703/31 WELLINGTON STREET COLLINGWOOD VIC 3066	\$600,000	01-Jun-23

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: 25 July 2023



YORKSHIRE
PROPERTY

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304/41 KERR STREET FITZROY VIC 3065

Sold Price

\$567,500

Sold Date

11-May-23

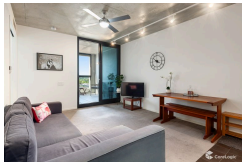
1

1

1

Distance

0.65km



**802/47 PEEL STREET
COLLINGWOOD VIC 3066**

Sold Price

\$560,000

Sold Date

26-Apr-23

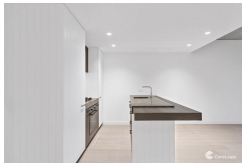
1

1

1

Distance

0.78km



**703/31 WELLINGTON STREET
COLLINGWOOD VIC 3066**

Sold Price

^{RS} **\$600,000**

Sold Date

01-Jun-23

1

1

1

Distance

1.06km

RS = Recent sale

UN = Undisclosed Sale

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