

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

305/250 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

\$700,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$753,600

Property type

Unit

Suburb

Fitzroy

Period-from

01 Oct 2023

to

30 Sep 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

118/338 GORE STREET FITZROY VIC 3065	\$715,000	05-Apr-24
216/338 GORE STREET FITZROY VIC 3065	\$725,000	10-May-24
106/176 ARGYLE STREET FITZROY VIC 3065	\$730,000	22-Mar-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: 31 October 2024



YORKSHIRE
PROPERTY

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**118/338 GORE STREET FITZROY
VIC 3065**

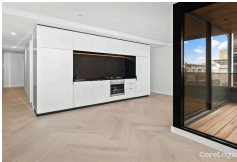
2 2 1

Sold Price

\$715,000

Sold Date **05-Apr-24**

Distance **0.37km**



**216/338 GORE STREET FITZROY
VIC 3065**

2 2 1

Sold Price

\$725,000

Sold Date **10-May-24**

Distance **0.37km**



**106/176 ARGYLE STREET FITZROY
VIC 3065**

2 1 1

Sold Price

\$730,000

Sold Date **22-Mar-24**

Distance **0.45km**

RS = Recent sale

UN = Undisclosed Sale

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