801/338 Gore Street, Fitzroy Vic 3065



2 Bed 2 Bath 2 Car

Rooms: 3

Property Type: Strata Unit/Flat **Indicative Selling Price** \$1,360,000 - \$1,460,000 **Median House Price**

Year ending June 2022: \$854,000 **Agent Comments:** 2 storage

cages

Comparable Properties



305/272 Young Street, Fitzroy 3065 (REI)

2 Bed 2 Bath 2 Car Price: \$1,475,000 Method: Auction Sale Date: 21/05/2022 Property Type: Unit Land Size: 225 sqm approx

Agent Comments: Recently constructed, 2 level

apartment on corner of Johnston St

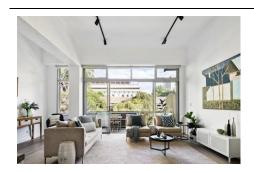


22/156 Rose Street, Fitzroy 3065(REI)

3 Bed 2 Bath 1 Car Price: \$1,390,000 Method: Auction Sale Date: 02/07/2022 Property Type: Unit

Agent Comments: Converted warehouse apartment over

3 levels with unusual floor plan



6/40 St David Street, Fitzroy 3065 (REI/VG)

2 Bed 2 Bath 2 Car Price: \$1,280,000

Method: Sold Before Auction

Date: 28/05/2022

Property Type: Apartment

Agent Comments: Updated apartment of similar

dimensions

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

	Propert	y offered	for sal	le
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Address	
Including suburb or	801/338 Gore Street, Fitzroy Vic 3065
locality and postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$1,360,000	&	\$1,460,000
		!	

Median sale price

Median price	\$854,000		Unit x	Suburb	Fitzroy	1	
Period - From	01/07/2021	to	30/06/2022	S	Source	REIV	

Comparable property sales

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	Date of sale
305/272 Young Street, FITZROY 3065	\$1,475,000	21/05/2022
22/156 Rose Street, FITZROY 3065	\$1,390,000	02/07/2022
6/40 St David Street, FITZROY 3065	\$1,280,000	28/05/2022

This Statement of Information was prepared on: 15/08/2022 15:48

