

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*

Property offered for sale

Address
Including suburb or
locality and postcode

801/338 Gore Street, Fitzroy Vic 3065

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

Period - From

01/07/2021

to

30/06/2022

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:

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