

## 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

409/338 GORE STREET FITZROY VIC 3065

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$690,000

&

\$739,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$757,500

Property type

Unit

Suburb

Fitzroy

Period-from

01 Aug 2021

to

31 Jul 2022

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

211/353 NAPIER STREET FITZROY VIC 3065

\$715,000

26-Mar-22

114/132 SMITH STREET COLLINGWOOD VIC 3066

\$725,000

20-Jul-22

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: 17 August 2022



YORKSHIRE  
PROPERTY

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**211/353 NAPIER STREET FITZROY  
VIC 3065**

Sold Price

**\$715,000**

Sold Date

**26-Mar-22**

2

1

1

Distance

**0.33km**



**114/132 SMITH STREET  
COLLINGWOOD VIC 3066**

Sold Price

<sup>RS</sup> **\$725,000** <sup>UN</sup>

Sold Date

**20-Jul-22**

2

2

1

Distance

**0.62km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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