

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

205/424 Gore Street, Fitzroy Vic 3065

Indicative selling price

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

Range between \$690,000 & \$720,000

Median sale price

Median price \$875,000 Property Type Unit Suburb Fitzroy

Period - From 01/10/2020 to 30/09/2021 Source REIV

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 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
1	514/158 Smith St COLLINGWOOD 3066	\$740,000	14/07/2021
2	406/70 Stanley St COLLINGWOOD 3066	\$710,000	16/07/2021
3	203/50 Stanley St COLLINGWOOD 3066	\$675,000	09/10/2021

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 six months.~~

This Statement of Information was prepared on:

28/10/2021 13:15

205/424 Gore Street, Fitzroy Vic 3065



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Property Type: Strata Unit/Flat
Land Size: 68sqm sqm approx
Agent Comments

Indicative Selling Price

\$690,000 - \$720,000

Median Unit Price

Year ending September 2021: \$875,000

Comparable Properties



514/158 Smith St COLLINGWOOD 3066 (REI/VG)

Agent Comments

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Price: \$740,000
Method: Sold Before Auction
Date: 14/07/2021
Property Type: Apartment



406/70 Stanley St COLLINGWOOD 3066 (REI/VG)

Agent Comments

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Price: \$710,000
Method: Private Sale
Date: 16/07/2021
Property Type: Apartment



203/50 Stanley St COLLINGWOOD 3066 (REI)

Agent Comments

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Price: \$675,000
Method: Sold Before Auction
Date: 09/10/2021
Property Type: Apartment

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



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