

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address

Including suburb & postcode

202/416 Gore Street, FITZROY VIC 3065

Indicative selling price

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

Single price

\$849,000

or range between

X

&

X

Median sale price

Median price

\$799,200

Property type

Apartment

Suburb

Fitzroy

Period - From

01/01/22

to

31/12/22

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	Sale Date	Size	Bed	Bath	Car
1. 14/76 Oxford Street, Collingwood	\$840,000	09/12/22	92m2	2	1	1
2. 31/63 Laura Place, Fitzroy North	\$914,999	22/10/22	70m2	2	1	1
3. 4/34 Smith Street, Collingwood	\$880,000	22/10/22		2	1	1

This Statement of Information was prepared on:

01/06/2023

Harcourts Melbourne City have provided additional information that the purchaser may find informative.

Additional comparable sales	Price	Sale Date	Size	Bed	Bath	Car
4. 1/108 Cambridge Street, Collingwood	\$804,000	19/11/22	90m2	2	1	1
5. 408/416 Gore Street, Fitzroy	\$890,000	26/08/22	80m2	2	2	1
6. 301/45 Rose Street, Fitzroy	\$885,000	25/02/23	76m2	2	1	1

Material Fact to Disclose	Current Rent & Lease Expiry	Rental Potential (pw/pcm)
Yes	N/A - Vacant	\$650 / \$2824.40

Property Outgoing Information (approximately per annum)			
Council Rates	Water Rates	Owners Corporation	Total Fees
\$1,458.00	\$636.28	\$3,261.46	\$5,355.74
Size	Year Built	Complex/Block	Facilities
77m2	1920s - Converted to apartments in 1998	88 / 88	None

Owners Corporation	Chattels
Ace Body Corp - 03 9417 1900	All fixed floor coverings, electric light fittings & window furnishings

Building	Sale Method	Terms
MacRobertson Chocolate Factory	Private Sale	10% Deposit - Settlement 30 Days

Whilst every care is taken to ensure accuracy of the sizes, plans & information contained herein no guarantees or warranties are given. Clients are required to make their own investigations, carefully check the formal legal documentation & seek independent professional legal advice.