

# 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

293-295 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)

Single price

\$2,550,000

### Median sale price

Median price

\$1,575,000

Property Type

House

Suburb

Fitzroy

Period - From

01/04/2021

to

30/06/2021

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		
2		
3		

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:

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293-295 Gore Street, Fitzroy Vic 3065



Simon Shrimpton

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**Indicative Selling Price**

\$2,550,000

**Median House Price**

June quarter 2021: \$1,575,000



6 2 0

**Rooms:** 10

**Property Type:** House (Res)

**Land Size:** 265 sqm approx

**Agent Comments**

Two separate residences offered as one on the same title, this landmark opportunity on the corner of Greeves Street presents phenomenal potential in an historic Fitzroy precinct.

## Comparable Properties

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.

**Account - Jellis Craig**



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