

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

115/338 GORE STREET FITZROY VIC 3065

Indicative selling price

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

Single Price

or range
between

\$700,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$753,600

Property type

Unit

Suburb

Fitzroy

Period-from

01 Mar 2024

to

28 Feb 2025

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

118/338 GORE STREET FITZROY VIC 3065	\$715,000	05-Apr-24
216/338 GORE STREET FITZROY VIC 3065	\$725,000	10-May-24
18/30 MATER STREET COLLINGWOOD VIC 3066	\$720,000	25-Oct-24

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: 25 March 2025



YORKSHIRE
PROPERTY

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**118/338 GORE STREET FITZROY
VIC 3065**

2 2 1

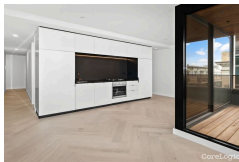
Sold Price

\$715,000

Sold Date **05-Apr-24**

Distance

0km



**216/338 GORE STREET FITZROY
VIC 3065**

2 2 1

Sold Price

\$725,000

Sold Date **10-May-24**

Distance

0km



**18/30 MATER STREET
COLLINGWOOD VIC 3066**

2 2 1

Sold Price

\$720,000

Sold Date **25-Oct-24**

Distance

0.47km

RS = Recent sale

UN = Undisclosed Sale

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