

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

403/416 Gore Street, Fitzroy Vic 3065

Indicative selling price

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

Single price

\$1,580,000

Median sale price

Median price

\$1,115,450

Property Type

Unit

Suburb

Fitzroy

Period - From

01/07/2021

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	21/156 Rose St FITZROY 3065	\$1,625,000	23/07/2021
2	416/416 Gore St FITZROY 3065	\$1,530,000	19/10/2021
3	13/170 Oxford St COLLINGWOOD 3066	\$1,525,000	12/10/2021

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:

24/11/2021 14:13



Rooms: 3

Property Type: Apartment

Agent Comments

Off Market Sale ONLY - NOT PUBLICALLY MARKETED.

Comparable Properties



21/156 Rose St FITZROY 3065 (REI)

Agent Comments



Price: \$1,625,000

Method: Sold Before Auction

Date: 23/07/2021

Property Type: Unit



416/416 Gore St FITZROY 3065 (REI/VG)

Agent Comments



Price: \$1,530,000

Method: Auction Sale

Date: 19/10/2021

Property Type: Unit



13/170 Oxford St COLLINGWOOD 3066 (REI)

Agent Comments



Price: \$1,525,000

Method: Sold Before Auction

Date: 12/10/2021

Property Type: Unit