

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

305/250 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

\$650,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$753,600

Property type

Unit

Suburb

Fitzroy

Period-from

01 Feb 2024

to

31 Jan 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

212/416-428 GORE STREET FITZROY VIC 3065	\$685,000	22-Apr-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.

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YORKSHIRE
PROPERTY

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212/416-428 GORE STREET
FITZROY VIC 3065

2 1 1

Sold Price **\$685,000** Sold Date **22-Apr-24**

Distance **0.58km**

RS = Recent sale

UN = Undisclosed Sale

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