

## 404/424 Gore Street, Fitzroy Vic 3065



**3 Bed 2 Bath 2 Car**

**Rooms:** 4

**Property Type:** Strata Unit/Flat

**Indicative Selling Price**

\$1,550,000

**Median House Price**

June quarter 2023: \$831,000

## Comparable Properties



**42/99 Oxford Street, Collingwood 3066 (REI/VG)**

**3 Bed 3 Bath 2 Car**

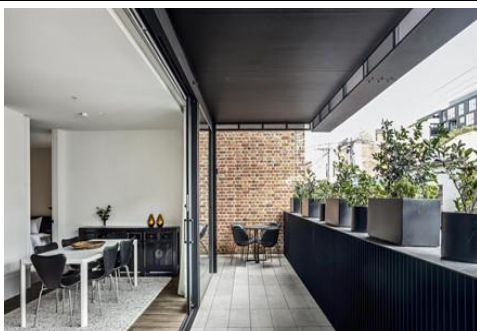
**Price:** \$1,534,000

**Method:** Auction Sale

**Date:** 04/03/2023

**Property Type:** Unit

**Agent Comments:** Contemporary apartment of similar size



**2/75 Argyle Street, Fitzroy 3065 (REI)**

**2 Bed 2 Bath 2 Car**

**Price:** \$1,515,000

**Method:** Private Sale

**Date:** 19/05/2023

**Property Type:** Apartment

**Agent Comments:** Two bedroom apartment in well regarded development

## Statement of Information

### Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address  
Including suburb or  
locality and postcode

404/424 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

\$1,550,000

#### Median sale price

Median price

\$831,000

Unit

x

Suburb

Fitzroy

Period - From

01/04/2023

to

30/06/2023

Source

REIV

#### Comparable property sales

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
42/99 Oxford Street, COLLINGWOOD 3066	\$1,534,000	04/03/2023
2/75 Argyle Street, FITZROY 3065	\$1,515,000	19/05/2023

This Statement of Information was prepared on:

29/08/2023 12:12