

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

215/338 Gore Street, Fitzroy Vic 3065

Indicative selling price

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

Range between \$470,000

&

\$495,000

Median sale price

Median price \$850,000

Property Type Unit

Suburb Fitzroy

Period - From 01/04/2021

to 31/03/2022

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	207/96 Charles St FITZROY 3065	\$512,500	29/03/2022
2	203/81 Argyle St FITZROY 3065	\$509,500	22/04/2022
3	106/264 Drummond St CARLTON 3053	\$470,000	19/05/2022

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:

16/06/2022 18:12



Property Type:
Agent Comments

Indicative Selling Price

\$470,000 - \$495,000

Median Unit Price

Year ending March 2022: \$850,000

Comparable Properties



207/96 Charles St FITZROY 3065 (REI)

Agent Comments



Price: \$512,500

Method: Private Sale

Date: 29/03/2022

Property Type: Apartment



203/81 Argyle St FITZROY 3065 (REI)

Agent Comments



Price: \$509,500

Method: Private Sale

Date: 22/04/2022

Property Type: Apartment



106/264 Drummond St CARLTON 3053 (REI)

Agent Comments



Price: \$470,000

Method: Private Sale

Date: 19/05/2022

Property Type: Apartment

Account - Peter Markovic | P: (03) 9419 5555 | F: (03) 9419 8017