

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

UNIT 106, 424 GORE STREET, FITZROY

Indicative selling price

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

Range between \$550,000 & \$600,000

Median sale price

Median price

\$435,000

Unit

X

Suburb

Fitzroy

Period - From

22/9/2016

to

22/9/17

Source

REIV

Comparable property sales

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
302/424 Gore Street, Fitzroy	\$545,000	12/08/2017
402/80 Stanley Street, Collingwood	\$584,000	18/07/2017
205/46 Cambridge Street, Collingwood	\$550,000	19/08/2017