

## 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

312/338 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) (\*Delete single price or range as applicable)

Single Price

\$750,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$758,000

Property type

Unit

Suburb

Fitzroy

Period-from

01 Nov 2021

to

31 Oct 2022

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

313/107 CAMBRIDGE STREET COLLINGWOOD VIC 3066	\$740,000	06-May-22
405/75 WELLINGTON STREET COLLINGWOOD VIC 3066	\$770,000	12-Aug-22

OR

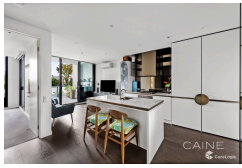
**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 05 November 2022

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**313/107 CAMBRIDGE STREET  
COLLINGWOOD VIC 3066**
 2  2  1

Sold Price

**\$740,000**

Sold Date **06-May-22**

Distance

**0.67km**

**405/75 WELLINGTON STREET  
COLLINGWOOD VIC 3066**
 2  2  1

Sold Price

<sup>RS</sup> **\$770,000**

Sold Date **12-Aug-22**

Distance

**0.89km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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