

# 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

245 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)

Range between \$1,350,000

&

\$1,450,000

### Median sale price

Median price \$1,560,000

Property Type House

Suburb Fitzroy

Period - From 01/01/2022

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	292 Fitzroy St FITZROY 3065	\$1,280,000	31/03/2022
2	86 Victoria St FITZROY 3065	\$1,265,000	09/04/2022
3	15 Dight St COLLINGWOOD 3066	\$1,232,000	19/03/2022

**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:

12/05/2022 12:04

**Rooms:** 4**Property Type:** House**Land Size:** 95.026 sqm approx**Agent Comments****Indicative Selling Price**

\$1,350,000 - \$1,450,000

**Median House Price**

March quarter 2022: \$1,560,000

## Comparable Properties

**292 Fitzroy St FITZROY 3065 (REI)****Agent Comments****Price:** \$1,280,000**Method:** Private Sale**Date:** 31/03/2022**Property Type:** House**86 Victoria St FITZROY 3065 (REI)****Agent Comments****Price:** \$1,265,000**Method:** Auction Sale**Date:** 09/04/2022**Property Type:** Townhouse (Res)**15 Dight St COLLINGWOOD 3066 (REI/VG)****Agent Comments****Price:** \$1,232,000**Method:** Auction Sale**Date:** 19/03/2022**Property Type:** House (Res)**Land Size:** 146 sqm approx