

323/416 Gore Street, Fitzroy Vic 3065



2 Bed 1 Bath 2 Car
Rooms: 2
Property Type: Apartment
Indicative Selling Price
 \$800,000 - \$880,000
Median House Price
 18/03/2023 - 17/03/2024: \$793,750

Comparable Properties



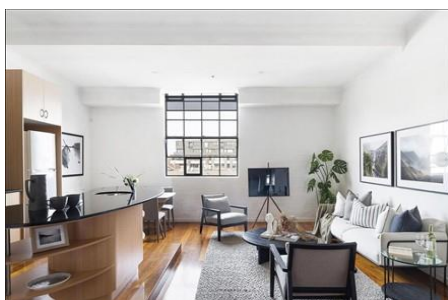
203/3 York Street, Fitzroy North 3068 (REI)

2 Bed 2 Bath 1 Car
Price: \$870,000
Method: Private Sale
Date: 12/01/2024
Property Type: Apartment
Agent Comments: Similar location, superior condition renovated bathrooms and kitchen. Same internal size



108/272 Young Street, Fitzroy 3065 (REI)

2 Bed 2 Bath 1 Car
Price: \$860,000
Method: Auction Sale
Date: 02/03/2024
Property Type: Unit
Agent Comments: Similar location, inferior position, similar condition, superior accommodation has additional bathroom, only 1 car space



51/183 Kerr Street, Fitzroy 3065 (REI/VG)

2 Bed 1 Bath 1 Car
Price: \$840,000
Method: Private Sale
Date: 07/12/2023
Property Type: Apartment
Agent Comments: Similar location, same accommodation, slightly smaller internal size, inferior condition, only 1 car space.

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

323/416 Gore Street, Fitzroy Vic 3065

Indicative selling price

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

Range between

\$800,000

&

\$880,000

Median sale price

Median price

\$793,750

Unit

x

Suburb

Fitzroy

Period - From

18/03/2023

to

17/03/2024

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
203/3 York Street, FITZROY NORTH 3068	\$870,000	12/01/2024
108/272 Young Street, FITZROY 3065	\$860,000	02/03/2024
51/183 Kerr Street, FITZROY 3065	\$840,000	07/12/2023

This Statement of Information was prepared on:

18/03/2024 15:52