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

101/424 Gore Street, Fitzroy Vic 3065

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	<i>underquot</i>	ting		
Range betweer	\$520,000		&		\$570,000			
Median sale p	rice							
Median price	\$830,000	Pro	operty Type	Unit			Suburb	Fitzroy
Period - From	01/01/2023	to	31/12/2023		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	5/40 Moor St FITZROY 3065	\$567,500	28/10/2023
2	8/108 Elgin St CARLTON 3053	\$565,000	25/11/2023
3	8/475 Cardigan St CARLTON 3053	\$505,000	25/11/2023

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:

16/01/2024 15:20







Property Type: Apartment **Land Size:** 58 sqm approx Agent Comments Indicative Selling Price \$520,000 - \$570,000 Median Unit Price Year ending December 2023: \$830,000

Comparable Properties



5/40 Moor St FITZROY 3065 (REI)



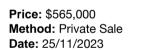
Price: \$567,500 Method: Auction Sale Date: 28/10/2023 Property Type: Apartment Agent Comments



8/108 Elgin St CARLTON 3053 (REI/VG)

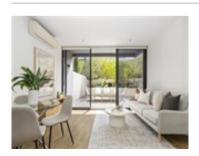
Agent Comments

Agent Comments



Property Type: Apartment

• 1



8/475 Cardigan St CARLTON 3053 (REI/VG)



Price: \$505,000 Method: Auction Sale Date: 25/11/2023 Property Type: Unit

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



propertydata

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