

# 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

180 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 \$900,000 & \$990,000

### Median sale price

Median price \$831,000 Property Type Unit Suburb Fitzroy

Period - From 01/04/2023 to 30/06/2023 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	10/261-277 Nicholson St CARLTON 3053	\$950,000	19/08/2023
2	105/57 Johnston St FITZROY 3065	\$920,000	06/09/2023
3	2/100 Keppel St CARLTON 3053	\$910,000	15/07/2023

**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:

08/09/2023 13:30



2 2 1

**Property Type:** Townhouse (Res)

Agent Comments

**Indicative Selling Price**

\$900,000 - \$990,000

**Median Unit Price**

June quarter 2023: \$831,000

## Comparable Properties



**10/261-277 Nicholson St CARLTON 3053 (REI)** Agent Comments

2 2 1

**Price:** \$950,000

**Method:** Auction Sale

**Date:** 19/08/2023

**Property Type:** Townhouse (Res)



**105/57 Johnston St FITZROY 3065 (REI)** Agent Comments

2 2 1

**Price:** \$920,000

**Method:** Sold Before Auction

**Date:** 06/09/2023

**Property Type:** Apartment



**2/100 Keppel St CARLTON 3053 (REI)** Agent Comments

2 2 1

**Price:** \$910,000

**Method:** Auction Sale

**Date:** 15/07/2023

**Property Type:** Townhouse (Res)

Account - Jellis Craig | P: 98305966