

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

201/424 Gore Street, Fitzroy Vic 3065

Indicative selling price

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

Range between \$460,000 & \$500,000

Median sale price

Median price \$835,000 Property Type Unit Suburb Fitzroy

Period - From 01/10/2023 to 31/12/2023 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	1/55 Reid St FITZROY NORTH 3068	\$520,000	12/10/2023
2	315/338 Gore St FITZROY 3065	\$500,000	10/11/2023
3	102/40 Stanley St COLLINGWOOD 3066	\$500,000	07/03/2024

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: 15/03/2024 13:21



Rooms: 2
Property Type: Apartment
Land Size: 1731 sqm approx
[Agent Comments](#)

Indicative Selling Price

\$460,000 - \$500,000

Median Unit Price

December quarter 2023: \$835,000

Comparable Properties



1/55 Reid St FITZROY NORTH 3068 (REI)

[Agent Comments](#)



Price: \$520,000
Method: Private Sale
Date: 12/10/2023
Property Type: Apartment



315/338 Gore St FITZROY 3065 (REI)

[Agent Comments](#)



Price: \$500,000
Method: Private Sale
Date: 10/11/2023
Property Type: Apartment



102/40 Stanley St COLLINGWOOD 3066 (REI)

[Agent Comments](#)



Price: \$500,000
Method: Private Sale
Date: 07/03/2024
Property Type: Apartment