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

216/388 Gore Street, Fitzroy Vic 3065

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ting			
Range betwee	\$700,000		&		\$770,000				
Median sale p	rice								
Median price	\$784,750	Pro	operty Type	Unit			Suburb	Fitzroy	
Period - From	09/04/2023	to	08/04/2024		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.

Add	dress of comparable property	Price	Date of sale
1	404/353 Napier St FITZROY 3065	\$752,200	08/03/2024
2	314/150 Kerr St FITZROY 3065	\$750,000	14/02/2024
3	213/416 Gore St FITZROY 3065	\$740,000	01/12/2023

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:

09/04/2024 20:56





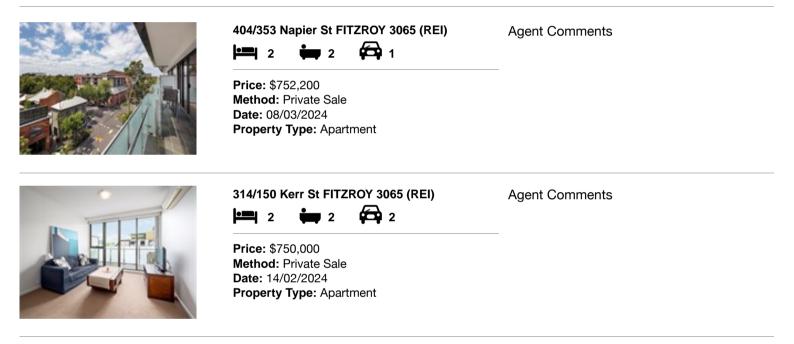
Liam Carrington 03 8415 6100 0466 896 626 liamcarrington@jelliscraig.com.au



Property Type: Apartment Agent Comments

Indicative Selling Price \$700,000 - \$770,000 Median Unit Price 09/04/2023 - 08/04/2024: \$784,750

Comparable Properties





213/416 Gore St FITZROY 3065 (REI/VG)



Price: \$740,000 Method: Sold Before Auction Date: 01/12/2023 Property Type: Apartment

Account - Jellis Craig | P: 03 8415 6100



Propertydata

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Agent Comments