

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 consumer.vic.gov.au/underquoting

Range between \$700,000 & \$770,000

Median sale price

Median price \$784,750 Property Type Unit Suburb Fitzroy

Period - From 09/04/2023 to 08/04/2024 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	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



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



404/353 Napier St FITZROY 3065 (REI)

Agent Comments



Price: \$752,200

Method: Private Sale

Date: 08/03/2024

Property Type: Apartment



314/150 Kerr St FITZROY 3065 (REI)

Agent Comments



Price: \$750,000

Method: Private Sale

Date: 14/02/2024

Property Type: Apartment



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

Agent Comments



Price: \$740,000

Method: Sold Before Auction

Date: 01/12/2023

Property Type: Apartment