

# 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

26 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 \$1,800,000 & \$1,900,000

### Median sale price

Median price \$1,595,000 Property Type House Suburb Fitzroy

Period - From 08/05/2023 to 07/05/2024 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	255 George St FITZROY 3065	\$2,000,000	24/02/2024
2	39 Gore St FITZROY 3065	\$1,970,000	16/03/2024
3	270 Gore St FITZROY 3065	\$1,775,000	23/04/2024

**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:

08/05/2024 12:09



3 1 1

**Property Type:** House

Agent Comments

## Comparable Properties



**255 George St FITZROY 3065 (REI)**

Agent Comments

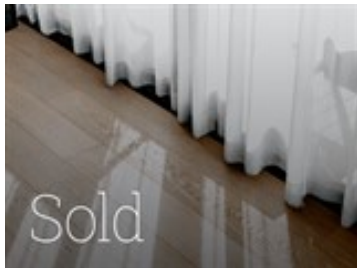
4 2 -

**Price:** \$2,000,000

**Method:** Auction Sale

**Date:** 24/02/2024

**Property Type:** House (Res)



**39 Gore St FITZROY 3065 (REI)**

Agent Comments

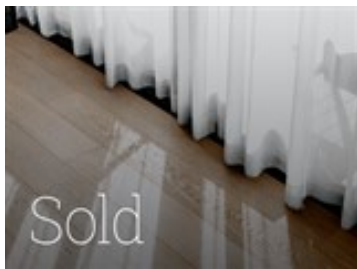
3 1 -

**Price:** \$1,970,000

**Method:** Private Sale

**Date:** 16/03/2024

**Property Type:** House



**270 Gore St FITZROY 3065 (REI)**

Agent Comments

3 1 -

**Price:** \$1,775,000

**Method:** Private Sale

**Date:** 23/04/2024

**Property Type:** House