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

401/424 Gore Street, Fitzroy Vic 3065

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting											
Range betweer	\$500,000		&		\$550,000						
Median sale pi	rice										
Median price	\$820,000	Pro	operty Type	Unit			Suburb	Fitzroy			
Period - From	01/07/2023	to	30/09/2023		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.

Ade	dress of comparable property	Price	Date of sale
1	1/55 Reid St FITZROY NORTH 3068	\$520,000	12/10/2023
2	107/10 Stanley St COLLINGWOOD 3066	\$503,000	16/10/2023
3	315/338 Gore St FITZROY 3065	\$500,000	10/11/2023

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:

27/11/2023 10:03









Property Type: Apartment Agent Comments

Antony Woodley 8415 6100 0421 286 741 antonywoodley@jelliscraig.com.au

Indicative Selling Price \$500,000 - \$550,000 Median Unit Price September quarter 2023: \$820,000

Comparable Properties



1/55 Reid St FITZROY NORTH 3068 (REI)



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

Agent Comments

Agent Comments



107/10 Stanley St COLLINGWOOD 3066 (REI/VG) 1 1 1 1 1

Price: \$503,000 Method: Private Sale Date: 16/10/2023 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

Account - Jellis Craig



propertydata com.au

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