

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

803/338 GORE STREET FITZROY VIC 3065

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$560,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$765,000

Property type

Unit

Suburb

Fitzroy

Period-from

01 Apr 2023

to

31 Mar 2024

Source

Corelogic

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 6 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

601/338 GORE STREET FITZROY VIC 3065	\$561,000	23-Nov-23
20/78 OXFORD STREET COLLINGWOOD VIC 3066	\$590,000	13-Feb-24
23/355 RATHDOWNE STREET CARLTON VIC 3053	\$582,500	14-Mar-24

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 6 months.~~

This Statement of Information was prepared on: 29 April 2024



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601/338 GORE STREET FITZROY
VIC 3065

1 1 1

Sold Price

^{RS}

\$561,000

Sold Date

23-Nov-23

Distance

0km



20/78 OXFORD STREET
COLLINGWOOD VIC 3066

1 1 1

Sold Price

\$590,000

Sold Date

13-Feb-24

Distance

0.66km



23/355 RATHDOWNE STREET
CARLTON VIC 3053

1 1 1

Sold Price

^{RS}

\$582,500

Sold Date

14-Mar-24

Distance

1.2km

RS = Recent sale

UN = Undisclosed Sale

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