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	601/338 Gore Street, Fitzroy Vic 3065

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $530,000 & $580,000

Median sale price

Median price $820,000 Property Type Unit Suburb Fitzroy

Period - From 01/07/2023 to 30/09/2023 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	715/338 Gore St FITZROY 3065	$600,000	06/08/2023
2	204/9 Smith St FITZROY 3065	$550,000	06/05/2023
3	38/32 King William St FITZROY 3065	$542,500	04/05/2023

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: 26/10/2023 14:16

601/338 Gore Street, Fitzroy Vic 3065



2 -

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$530,000 - $580,000
Median Unit Price
September quarter 2023: $820,000

Comparable Properties



715/338 Gore St FITZROY 3065 (REI/VG)

1 1 1

Price: $600,000
Method: Private Sale
Date: 06/08/2023
Property Type: Apartment

Agent Comments



204/9 Smith St FITZROY 3065 (REI/VG)

1 1 1

Price: $550,000
Method: Sold Before Auction
Date: 06/05/2023
Property Type: Unit

Agent Comments



38/32 King William St FITZROY 3065 (REI)

1 1 1

Price: $542,500
Method: Private Sale
Date: 04/05/2023
Property Type: Apartment
Land Size: 53.70 sqm approx

Agent Comments

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161

REIV THE DIFFERENCE | propertydata.com.au

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