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	216/338 Gore Street, Fitzroy Vic 3065

Indicative selling price

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

Single price $730,000

Median sale price

Median price $752,200 Property Type Unit Suburb Fitzroy

Period - From 01/01/2024 to 31/03/2024 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	101/150 Kerr St FITZROY 3065	$720,000	05/03/2024
3	118/338 Gore St FITZROY 3065	$715,000	17/04/2024

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: 30/04/2024 10:23

216/338 Gore Street, Fitzroy Vic 3065

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2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$730,000
Median Unit Price
March quarter 2024: $752,200

Comparable Properties



404/353 Napier St FITZROY 3065 (REI)

2 2 1

Price: $752,200
Method: Private Sale
Date: 08/03/2024
Property Type: Apartment

Agent Comments



101/150 Kerr St FITZROY 3065 (REI)

2 1 1

Price: $720,000
Method: Private Sale
Date: 05/03/2024
Property Type: Apartment

Agent Comments



118/338 Gore St FITZROY 3065 (REI)

2 2 1

Price: $715,000
Method: Private Sale
Date: 17/04/2024
Property Type: Apartment

Agent Comments

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