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	386 Gore Street, Fitzroy Vic 3065

Indicative selling price

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

Single price $2,100,000

Median sale price

Median price $751,000 Property Type Unit Suburb Fitzroy

Period - From 01/07/2024 to 30/09/2024 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	17a Valiant St ABBOTSFORD 3067	$2,165,000	26/10/2024
2	6/214 Argyle St FITZROY 3065	$2,178,000	10/10/2024
3			

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: 23/11/2024 14:58

386 Gore Street, Fitzroy Vic 3065

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3 2 2

Rooms: 6
Property Type: Residential Warehouse (Res)
Land Size: Strata sqm approx

Indicative Selling Price
$2,100,000
Median Unit Price
September quarter 2024: $751,000

Agent Comments

A striking warehouse conversion in the iconic MacRobertson building, this stunning residence merges industrial aesthetics and inspired design in an expansive 3-level setting.

Comparable Properties



17a Valiant St ABBOTSFORD 3067 (REI)

3 3 2

Price: $2,165,000
Method: Private Sale
Date: 26/10/2024
Property Type: Townhouse (Single)

Agent Comments



6/214 Argyle St FITZROY 3065 (REI)

3 2 1

Price: $2,178,000
Method: Sold Before Auction
Date: 10/10/2024
Property Type: House (Res)

Agent Comments

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.

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