

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

312/338 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

\$750,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$758,000

Property type

Unit

Suburb

Fitzroy

Period-from

01 Nov 2021

to

31 Oct 2022

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

313/107 CAMBRIDGE STREET COLLINGWOOD VIC 3066	\$740,000	06-May-22
405/75 WELLINGTON STREET COLLINGWOOD VIC 3066	\$770,000	12-Aug-22

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: 05 November 2022

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**313/107 CAMBRIDGE STREET
COLLINGWOOD VIC 3066**

2 2 1

Sold Price **\$740,000** Sold Date **06-May-22**Distance **0.67km****405/75 WELLINGTON STREET
COLLINGWOOD VIC 3066**

2 2 1

Sold Price ^{RS} **\$770,000** Sold Date **12-Aug-22**Distance **0.89km**

RS = Recent sale

UN = Undisclosed Sale

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