

## 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

411/416 Gore Street, Fitzroy Vic 3065

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,150,000

#### Median sale price

Median price \$1,560,000

House

X

Unit

Suburb Fitzroy

Period - From 01/07/2016

to 30/06/2017

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	60 Argyle St FITZROY 3065	\$1,130,000	13/04/2017
2	15/137 Mckean St FITZROY NORTH 3068	\$1,112,000	17/07/2017
3	322 Young St FITZROY 3065	\$1,050,000	20/05/2017

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.



**Rooms:**

**Property Type:** Apartment

Agent Comments

## Comparable Properties



**60 Argyle St FITZROY 3065 (REI/VG)**

Agent Comments



**Price:** \$1,130,000

**Method:** Private Sale

**Date:** 13/04/2017

**Rooms:** -

**Property Type:** Townhouse (Res)

**Land Size:** 78 sqm approx



**15/137 Mckean St FITZROY NORTH 3068 (REI)**

Agent Comments



**Price:** \$1,112,000

**Method:** Private Sale

**Date:** 17/07/2017

**Rooms:** -

**Property Type:** Apartment



**322 Young St FITZROY 3065 (REI)**

Agent Comments



**Price:** \$1,050,000

**Method:** Auction Sale

**Date:** 20/05/2017

**Rooms:** -

**Property Type:** Townhouse (Res)