

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

234/4 Bik Lane, Fitzroy North, Vic 3068

Indicative selling price

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

Single price \$550,000

Median sale price

Median price

\$710,000

Property type

Unit

Suburb

Fitzroy North

Period - From

01/05/2024

to

31/07/2024

Source



PropTrack

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
104/58 Queens Parade, Fitzroy North, VIC 3068	\$570,000	14/06/2024
5301/185 Weston Street, Brunswick East, VIC 3057	\$550,000	07/06/2024
6009/172 Edward Street, Brunswick East, VIC 3057	\$545,000	04/06/2024

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: 08/08/2024