

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

312/4 Bik Lane, Fitzroy North, Vic 3068

Indicative selling price

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

range between

\$490,000

&

\$520,000

Median sale price

Median price

\$752,500

Property type

Unit

Suburb

Fitzroy North

Period - From

01/09/2023

to

31/08/2024

Source



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
222/4 Bik Lane, Fitzroy North, VIC 3068	\$525,000	04/05/2024
112/98 Nicholson Street, Brunswick East, VIC 3057	\$520,000	18/04/2024
214/495 Rathdowne Street, Carlton, VIC 3053	\$520,000	21/05/2024

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: 06/09/2024