

## 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

222/4 BIK LANE FITZROY NORTH VIC 3068

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$550,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$660,000

Property type

Unit

Suburb

Fitzroy North

Period-from

01 Apr 2023

to

31 Mar 2024

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

207/22 BARKLY STREET BRUNSWICK EAST VIC 3057	\$570,000	12-Nov-23
708/22 BARKLY STREET BRUNSWICK EAST VIC 3057	\$545,000	12-Dec-23
207/29 NICHOLSON STREET BRUNSWICK EAST VIC 3057	\$540,000	06-Nov-23

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 April 2024



**207/22 BARKLY STREET  
BRUNSWICK EAST VIC 3057**

2 1 1

Sold Price <sup>RS</sup> **\$570,000** Sold Date **12-Nov-23**

Distance **0.75km**



**708/22 BARKLY STREET  
BRUNSWICK EAST VIC 3057**

2 1 1

Sold Price **\$545,000** Sold Date **12-Dec-23**

Distance **0.75km**



**207/29 NICHOLSON STREET  
BRUNSWICK EAST VIC 3057**

2 1 1

Sold Price **\$540,000** Sold Date **06-Nov-23**

Distance **0.66km**

RS = Recent sale

UN = Undisclosed Sale

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