

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

507/4 Bik Lane Fitzroy North VIC 3068

Indicative selling price

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

Single Price

\$675,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$741,999

Property type

Unit

Suburb

Fitzroy North

Period-from

01 Jan 2021

to

31 Dec 2021

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

404/4 Bik Lane Fitzroy North VIC 3068	\$665,000	08-Jan-21
403/11 Reid Street Fitzroy North VIC 3068	\$690,000	21-May-21

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: 20 January 2022

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404/4 Bik Lane Fitzroy North VIC 3068

Sold Price

\$665,000

Sold Date

08-Jan-21
 2

 2

 1

Distance

-


403/11 Reid Street Fitzroy North VIC 3068

Sold Price

\$690,000

Sold Date

21-May-21
 2

 2

 1

Distance

0.05km

Notes from your agent

Sold \$690k

RS = Recent sale

UN = Undisclosed Sale

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