

## 6/4 Bik Lane, Fitzroy North Vic 3068



**1 Bed 1 Bath 1 Car**

**Property Type:** Strata Unit/Flat

**Indicative Selling Price**

\$355,000 - \$385,000

**Median House Price**

12/06/2023 - 11/06/2024: \$550,000

## Comparable Properties



**108/58 Queens Parade, Fitzroy North 3068 (REI/VG)**

**1 Bed 1 Bath - Car**

**Price:** \$395,000

**Method:** Private Sale

**Date:** 14/02/2024

**Property Type:** Apartment

**Agent Comments:** Newer property Comparable size and location Superior property



**7/37 Michael Street, Fitzroy North 3068 (REI/VG)**

**1 Bed 1 Bath 1 Car**

**Price:** \$381,000

**Method:** Private Sale

**Date:** 13/01/2024

**Property Type:** Apartment

**Agent Comments:** Comparable size and location Older style complex No outdoor space Comparable property



**208/495 Rathdowne Street, Carlton 3053 (REI/VG)**

**1 Bed 1 Bath 1 Car**

**Price:** \$355,000

**Method:** Private Sale

**Date:** 26/04/2024

**Property Type:** Apartment

**Agent Comments:** Comparable size and location Newer complex Smaller outdoor area Inferior property

## Statement of Information

### Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address  
Including suburb or  
locality and postcode

6/4 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)

Range between \$355,000 & \$385,000

#### Median sale price

Median price \$550,000 Unit x Suburb Fitzroy North

Period - From 12/06/2023 to 11/06/2024 Source REIV

#### Comparable property sales

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
108/58 Queens Parade, FITZROY NORTH 3068	\$395,000	14/02/2024
7/37 Michael Street, FITZROY NORTH 3068	\$381,000	13/01/2024
208/495 Rathdowne Street, CARLTON 3053	\$355,000	26/04/2024

This Statement of Information was prepared on:

12/06/2024 10:00