

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

319/4 Bik Lane, Fitzroy North Vic 3068

Indicative selling price

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

Range between \$420,000 & \$450,000

Median sale price

Median price \$647,500 Property Type Unit Suburb Fitzroy North

Period - From 01/10/2024 to 31/12/2024 Source REIV

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
1	17/4 Bik La FITZROY NORTH 3068	\$425,000	31/01/2025
2	308/4 Bik La FITZROY NORTH 3068	\$530,000	01/11/2024
3	19/4 Bik La FITZROY NORTH 3068	\$450,000	11/10/2024

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:

17/02/2025 12:51



2
 1
 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$420,000 - \$450,000

Median Unit Price

December quarter 2024: \$647,500

Comparable Properties



17/4 Bik La FITZROY NORTH 3068 (REI)

Agent Comments

2
 1
 1

Price: \$425,000

Method: Private Sale

Date: 31/01/2025

Property Type: Apartment



308/4 Bik La FITZROY NORTH 3068 (REI/VG)

Agent Comments

2
 1
 1

Price: \$530,000

Method: Private Sale

Date: 01/11/2024

Property Type: Unit

19/4 Bik La FITZROY NORTH 3068 (VG)

Agent Comments

2
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Price: \$450,000

Method: Sale

Date: 11/10/2024

Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit

Account - Barry Plant | P: (03) 9431 1243