

129/4 Bik Lane, Fitzroy North Vic 3068



2 Bed 2 Bath 2 Car

Property Type: Apartment

Indicative Selling Price

\$750,000 - \$825,000

Median House Price

September quarter 2024: \$855,000

Comparable Properties



204/45 Rose Street, Fitzroy 3065 (REI)

2 Bed 1 Bath 1 Car

Price: \$795,000

Method: Auction Sale

Date: 26/10/2024

Property Type: Unit

Agent Comments: Contemporary apartment; smaller floor plan



302/150 Kerr Street, Fitzroy 3065 (REI/VG)

2 Bed 2 Bath 1 Car

Price: \$800,000

Method: Sold Before Auction

Date: 04/09/2024

Property Type: Apartment

Agent Comments: Contemporary apartment with similar, smaller floor plan; only 1 car space



4/140 Queens Parade, Fitzroy North 3068 ss(REI/VG)

2 Bed 1 Bath 1 Car

Price: \$778,000

Method: Private Sale

Date: 25/07/2024

Property Type: Apartment

Agent Comments: Older, contemporary apartment with courtyard; one bathroom and one car space

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

129/4 Bik Lane, Fitzroy North Vic 3068

Indicative selling price

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

Range between

\$750,000

&

\$825,000

Median sale price

Median price

\$855,000

Unit

x

Suburb

Fitzroy North

Period - From

01/07/2024

to

30/09/2024

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
204/45 Rose Street, FITZROY 3065	\$795,000	26/10/2024
302/150 Kerr Street, FITZROY 3065	\$800,000	04/09/2024
4/140 Queens Parade, FITZROY NORTH 3068	\$778,000	25/07/2024

This Statement of Information was prepared on:

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