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

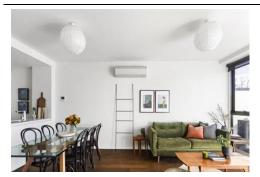


204/45 Rose Street, Fitzroy 3065 (REI)

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

Pro	perty	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
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Median sale price

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Median price	\$855,000		Unit x	Suburb Fitzro	y North	
Period - From	01/07/2024	to	30/09/2024	Source	REIV	<u> </u>

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: 18/11/2024 16:12

