

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

209/4 Bik Lane, Fitzroy North Vic 3068

Indicative selling price

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

Range between \$380,000 & \$418,000

Median sale price

Median price \$780,000

Property Type Unit

Suburb Fitzroy North

Period - From 01/10/2021

to 31/12/2021

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	421/22 Barkly St BRUNSWICK EAST 3057	\$410,000	26/10/2021
2	3/912 Drummond St CARLTON NORTH 3054	\$408,500	26/11/2021
3	8/657 Brunswick St FITZROY NORTH 3068	\$400,000	10/02/2022

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:

21/03/2022 14:25



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$380,000 - \$418,000

Median Unit Price

December quarter 2021: \$780,000

Comparable Properties



421/22 Barkly St BRUNSWICK EAST 3057 (REI/VG)

Agent Comments



Price: \$410,000

Method: Private Sale

Date: 26/10/2021

Property Type: Apartment



3/912 Drummond St CARLTON NORTH 3054 (REI/VG)

Agent Comments



Price: \$408,500

Method: Sold Before Auction

Date: 26/11/2021

Property Type: Apartment



8/657 Brunswick St FITZROY NORTH 3068 (REI)

Agent Comments



Price: \$400,000

Method: Auction Sale

Date: 10/02/2022

Property Type: Unit

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