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	cons	sumer.vic.gc	v.au/	underquot	ing		
Range betweer	\$380,000		&		\$418,000			
Median sale p	rice							
Median price	\$780,000	Pro	operty Type	Unit			Suburb	Fitzroy North
Period - From	01/10/2021	to	31/12/2021		So	urce	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.

Ad	dress 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



209/4 Bik Lane, Fitzroy North Vic 3068

Dingle Partners





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)



Price: \$410,000 Method: Private Sale Date: 26/10/2021 Property Type: Apartment

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



Price: \$408,500 Method: Sold Before Auction Date: 26/11/2021 Property Type: Apartment



8/657 Brunswick St FITZROY NORTH 3068 Agent Comments (REI)

Price: \$400,000 Method: Auction Sale Date: 10/02/2022 Property Type: Unit

Account - Dingle Partners | P: 03 9614 6688 | F: 03 9629 8811



propertydata

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Agent Comments