

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	23/4 Bik Lane, Fitzroy North Vic 3068
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Indicative selling price

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

Range between	\$575,000	&	\$625,000
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Median sale price

Median price	\$618,000	House		Unit	X	Suburb	Fitzroy North
Period - From	01/10/2016	to	30/09/2017	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	404/4 Bik La FITZROY NORTH 3068	\$645,000	20/09/2017
2	6/90 May St FITZROY NORTH 3068	\$615,000	10/08/2017
3	226/4 Bik La FITZROY NORTH 3068	\$550,000	03/07/2017

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.~~



 2  1  1

Rooms:

Property Type: Strata Unit/Flat

Land Size: 71 sqm approx

Agent Comments

Indicative Selling Price

\$575,000 - \$625,000

Median Unit Price

Year ending September 2017: \$618,000

Comparable Properties



404/4 Bik La FITZROY NORTH 3068 (REI)

Agent Comments

 2  2  1

Price: \$645,000

Method: Private Sale

Date: 20/09/2017

Rooms: -

Property Type: Apartment



6/90 May St FITZROY NORTH 3068 (REI)

Agent Comments

 2  1  1

Price: \$615,000

Method: Sold Before Auction

Date: 10/08/2017

Rooms: -

Property Type: Apartment



226/4 Bik La FITZROY NORTH 3068 (REI/VG)

Agent Comments

 2  1  1

Price: \$550,000

Method: Private Sale

Date: 03/07/2017

Rooms: -

Property Type: Apartment