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	21/4 BIK LANE FITZROY NORTH VIC 3068

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	$460,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$735,000	Property type	Unit	Suburb	Fitzroy North
Period-from	01 Jun 2021	to	31 May 2022	Source	Corelogic

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 6 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
115/4 BIK LANE FITZROY NORTH VIC 3068	$500,000	24-Mar-22
133/4 BIK LANE FITZROY NORTH VIC 3068	$520,000	09-Apr-22
108/465 BRUNSWICK STREET FITZROY NORTH VIC 3068	$520,000	29-Mar-22

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 6 months.~~

This Statement of Information was prepared on: 29 June 2022

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115/4 BIK LANE FITZROY NORTH VIC 3068

2 1 1

Sold Price **$500,000** Sold Date **24-Mar-22**

Distance **-**



133/4 BIK LANE FITZROY NORTH VIC 3068

2 1 1

Sold Price **$520,000** Sold Date **09-Apr-22**

Distance **-**



108/465 BRUNSWICK STREET FITZROY NORTH VIC 3068

2 1 1

Sold Price RS **$520,000** Sold Date **29-Mar-22**

Distance **-**

RS = Recent sale **UN** = Undisclosed Sale

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