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	134/4 Bik Lane, Fitzroy North Vic 3068

Indicative selling price

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

Single price $395,000

Median sale price

Median price $775,000 Property Type Unit Suburb Fitzroy North

Period - From 01/04/2021 to 31/03/2022 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	8/657 Brunswick St FITZROY NORTH 3068	$400,000	10/02/2022
2	520/22 Barkly St BRUNSWICK EAST 3057	$399,000	24/01/2022
3	6303/172 Edward St BRUNSWICK EAST 3057	$395,000	07/04/2022

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: 09/05/2022 10:10

134/4 Bik Lane, Fitzroy North Vic 3068

Lisa Roberts
03 9347 1170
0413 265 362
lisa.roberts@belleproperty.com



1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$395,000
Median Unit Price
Year ending March 2022: $775,000

Comparable Properties



8/657 Brunswick St FITZROY NORTH 3068 (REI/VG)

1 1 1

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

Agent Comments



520/22 Barkly St BRUNSWICK EAST 3057 (REI/VG)

1 1 1

Price: $399,000
Method: Private Sale
Date: 24/01/2022
Property Type: Apartment

Agent Comments



6303/172 Edward St BRUNSWICK EAST 3057 (REI)

1 1 1

Price: $395,000
Method: Sold Before Auction
Date: 07/04/2022
Property Type: Apartment

Agent Comments

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