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	30/4 Bik Lane, Fitzroy North Vic 3068

Indicative selling price

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

Single price $295,000

Median sale price

Median price $742,000 Property Type Unit Suburb Fitzroy North

Period - From 01/07/2023 to 30/06/2024 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	1/96 Glenlyon Rd BRUNSWICK 3056	$290,000	19/06/2024
2	14/28 Ross St NORTHCOTE 3070	$300,000	30/05/2024
3			

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: 18/09/2024 15:02

30/4 Bik Lane, Fitzroy North Vic 3068

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Property Type: Studio Apartment

Agent Comments

Indicative Selling Price
$295,000
Median Unit Price
Year ending June 2024: $742,000

Comparable Properties



1/96 Glenlyon Rd BRUNSWICK 3056 (REI/VG)

1 1 1

Agent Comments

Price: $290,000
Method: Private Sale
Date: 19/06/2024
Property Type: Apartment

14/28 Ross St NORTHCOTE 3070 (VG)

1 - -

Agent Comments

Price: $300,000
Method: Sale
Date: 30/05/2024
Property Type: Strata Flat - Single OYO Flat

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.

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