

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 201/4 Bik Lane, Fitzroy North, VIC 3068

Indicative selling price

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

Price Range

\$390,000

&

\$405,000

Median sale price

Median price

\$630,000

Property Type

House

Suburb

Fitzroy North (3068)

Period - From

03/01/2018

to

02/01/2019

Source

realestate.com.au

Comparable property sales

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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
221/4 BIK LANE, FITZROY NORTH VIC 3068	\$390,500	17/01/2019
11/81 ALFRED CRESCENT, FITZROY NORTH VIC 3068	\$412,500	13/10/2018
32/86 QUEENS PARADE, FITZROY NORTH VIC 3068	\$430,000	12/12/2018

This Statement of Information was prepared on: 12/07/2020