# 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

402/4 Bik Lane, Fitzroy North Vic 3068

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$570,000		&		\$620,000				
Median sale p	rice								
Median price	\$650,000	Pro	operty Type	Unit			Suburb	Fitzroy North	
Period - From	01/07/2024	to	30/06/2025		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	210/8 Lygon St BRUNSWICK EAST 3057	\$600,000	25/06/2025
2	204/29 Nicholson St BRUNSWICK EAST 3057	\$580,000	29/05/2025
3	314/4 Bik La FITZROY NORTH 3068	\$626,500	08/04/2025

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:

16/07/2025 15:15



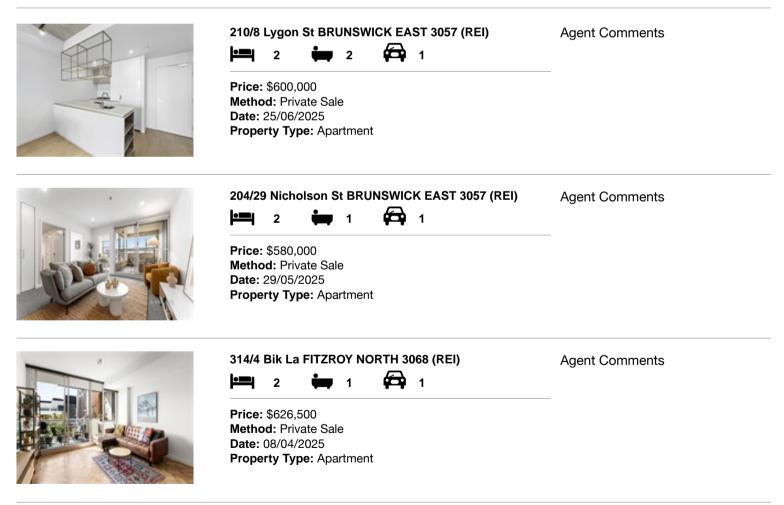






Rooms: 3 Property Type: Apartment Agent Comments Indicative Selling Price \$570,000 - \$620,000 Median Unit Price Year ending June 2025: \$650,000

# **Comparable Properties**



#### Account - Markovic Real Estate | P: (03) 9417 4100



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