

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
308/4 Bik Lane, Fitzroy North Vic 3068

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$565,000

Median sale price

Median price \$645,000 House Unit X Suburb Fitzroy North

Period - From 01/10/2017 to 31/12/2017 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	507/58 Queens Pde FITZROY NORTH 3068	\$585,000	27/11/2017
2	401/4 Bik La FITZROY NORTH 3068	\$530,000	06/11/2017
3	308/48 Rose St FITZROY 3065	\$520,000	15/12/2017

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.



2 1 1

Rooms:
Property Type: Apartment
Land Size: 72 sqm approx
Agent Comments

Indicative Selling Price
\$565,000
Median Unit Price
December quarter 2017: \$645,000

Comparable Properties



507/58 Queens Pde FITZROY NORTH 3068 (REI/VG)

Agent Comments

2 1 1

Price: \$585,000
Method: Private Sale
Date: 27/11/2017
Rooms: 4
Property Type: Apartment



401/4 Bik La FITZROY NORTH 3068 (REI/VG)

Agent Comments

2 1 1

Price: \$530,000
Method: Private Sale
Date: 06/11/2017
Rooms: -
Property Type: Apartment



308/48 Rose St FITZROY 3065 (REI)

Agent Comments

1 1 1

Price: \$520,000
Method: Private Sale
Date: 15/12/2017
Rooms: -
Property Type: Apartment