

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	308/4 Bik Lane, Fitzroy North Vic 3068
Including suburb and	
postcode	

Indicative selling price

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

Single price \$565,000

Median sale price

Median price	\$645,000	Hou	se	Unit	Х	S	uburb	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

,	and on the parable property		Dato 0: 00:0
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.

Account - Caine RE | P: 03 8413 8000 | F: 03 8413 8099





Price

Date of sale

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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)

- 2





Price: \$585,000 Method: Private Sale Date: 27/11/2017

Rooms: 4

Property Type: Apartment

Agent Comments

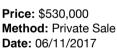












Rooms: -

Property Type: Apartment

Agent Comments



308/48 Rose St FITZROY 3065 (REI)





Price: \$520,000 Method: Private Sale Date: 15/12/2017

Rooms: -

Property Type: Apartment

Agent Comments

Account - Caine RE | P: 03 8413 8000 | F: 03 8413 8099





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