

## 225/4 Bik Lane, Fitzroy North Vic 3068



**1 Bed 1 Bath 1 Car**  
**Property Type:** Apartment  
**Indicative Selling Price**  
 \$380,000  
**Median Unit Price**  
 Year ending December 2018:  
 \$625,000

## Comparable Properties

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**12/427 Nicholson Street, Carlton North 3054 (REI/VG)**  
**1 Bed 1 Bath 1 Car**  
**Price:** \$382,000  
**Method:** Private Sale  
**Date:** 12/03/2019  
**Property Type:** Apartment  
**Agent Comments:** Inferior condition & location, same accommodation



**6/8 Bennett Street, Fitzroy North 3068 (REI)**  
**1 Bed 1 Bath 1 Car**  
**Price:** \$377,000  
**Method:** Private Sale  
**Date:** 25/06/2019  
**Property Type:** Apartment  
**Agent Comments:** Similar location, same accommodation, inferior condition



**17/67 Nicholson Street, Brunswick East 3057 (REI/VG)**  
**1 Bed 1 Bath**  
**Price:** \$355,000  
**Method:** Private Sale  
**Date:** 9/04/2019  
**Property Type:** Apartment  
**Agent Comments:** Inferior location, same accommodation and similar condition

## Statement of Information

### Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address  
Including suburb or locality and postcode

225/4 Bik Lane, Fitzroy North Vic 3068
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#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$380,000
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#### Median sale price

Median price

\$625,000
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Unit

X
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Suburb

Fitzroy North
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Period - From

01/01/2018
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to

31/12/2018
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Source

REIV
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#### Comparable property sales

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
12/427 Nicholson Street, CARLTON NORTH 3054	\$382,000	12/03/2019
6/8 Bennett Street, FITZROY NORTH 3068	\$377,000	25/06/2019
17/67 Nicholson Street, BRUNSWICK EAST 3057	\$355,000	09/04/2019

This Statement of Information was prepared on:

12/09/2019
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