

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 243 Disney Street, Bittern

Indicative selling price

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

Single price \$745,000

Median sale price

Median price \$592,000

House X

Unit

Suburb Bittern

Period - From Jan 2017

to July 2017

Source RP Data

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
1 71 Bullecourt Road, Bittern	\$802,000	10/04/2017
2 2680 Frankston Flinders Road, Bittern	\$870,000	29/04/2017
3 200 Beach Road, Bittern	\$820,000	22/02/2017