

# 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

54 Morton Crecent, Bittern

### Indicative selling price

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

Single price

or range between

\$670,000

&

\$720,000

### Median sale price

Median price

\$981,000

House

X

Unit

Suburb

Bittern

Period - From

01/01/18

to

02/01/19

Source

RP Data

### Comparable property sales

\*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 – 51 Flinders Street, Bittern	\$737,000	06/12/18
2 – 1 Wilson Avenue, Bittern	\$675,000	02/12/18
3 – 75 Dunlop Road, Bittern	\$750,000	26/11/18