

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

9/27 Sudholz Street Bittern VIC 3918

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$525,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

*House

*Unit

X

Suburb

Bittern

Period-from

01 Jul 2018

to

30 Jun 2019

Source

Corelogic

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 6 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

193 South Beach Road Bittern VIC 3918	\$577,250	20-Apr-19
1/21 Portsmouth Road Bittern VIC 3918	\$530,000	04-Apr-19
5A Portsmouth Road Bittern VIC 3918	\$520,000	28-Mar-19

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 6 months.~~

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193 South Beach Road Bittern VIC 3918

Sold Price

\$577,250

Sold Date

20-Apr-19



3



1



2

Distance

0.96km



1/21 Portsmouth Road Bittern VIC 3918

Sold Price

\$530,000

Sold Date

04-Apr-19



3



2



2

Distance

0.53km



5A Portsmouth Road Bittern VIC 3918

Sold Price

\$520,000

Sold Date

28-Mar-19



3



2



2

Distance

0.62km

RS = Recent sale

UN = Undisclosed Sale

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