

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
Including suburb and
postcode 33 Flinders Street, Bittern

Indicative selling price

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

Single price \$* or range between \$875,000 & \$890,000

Median sale price

Median price Property type House Suburb Bittern 3918

Period - From May 23 to Oct 23 Source RP Data

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	Price	Date of sale
1 59 The Bittern Boulevard, Bittern	\$970,000	13/09/2023
2 400 Stony Point Road, Crib Point	\$855,000	22/05/2023
3 57 The Bittern Boulevard, Bittern	\$990,000	12/10/2023

This Statement of Information was prepared on: 17/01/2024