

## 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

459 STONY POINT ROAD BITTERN VIC 3918

### Indicative selling price

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

Single Price

or range  
between

\$1,150,000

&

\$1,250,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$875,000

Property type

House

Suburb

Bittern

Period-from

01 Sep 2023

to

31 Aug 2024

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

Address of comparable property	Price	Date of sale
107 DISNEY STREET CRIB POINT VIC 3919	\$1,050,000	23-Aug-24

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.

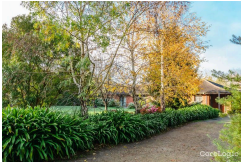
This Statement of Information was prepared on: 16 September 2024

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**107 DISNEY STREET CRIB POINT  
VIC 3919**

Sold Price <sup>RS</sup> **\$1,050,000** Sold Date **23-Aug-24**

 4  2  5

Distance **1.65km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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