

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

13/75 Hendersons Road 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

\$565,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

Bittern

Period-from

01 Mar 2020

to

28 Feb 2021

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

1/75 Hendersons Road Bittern VIC 3918	\$520,000	05-Jun-20
1/23 Myers Road Bittern VIC 3918	\$532,000	16-Dec-20
3/25 Sudholz Street Bittern VIC 3918	\$550,000	13-Oct-20

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: 23 March 2021



1/75 Hendersons Road Bittern VIC 3918

3 2 2

Sold Price

\$520,000

Sold Date **05-Jun-20**

Distance **0.05km**



1/23 Myers Road Bittern VIC 3918

3 2 1

Sold Price

\$532,000

Sold Date **16-Dec-20**

Distance **0.58km**



3/25 Sudholz Street Bittern VIC 3918

3 2 2

Sold Price

\$550,000

Sold Date **13-Oct-20**

Distance **0.99km**

RS = Recent sale

UN = Undisclosed Sale

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