

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 74A Myers 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 \$525,000

or range between

\$

&

\$

Median sale price (Delete house or unit as applicable)

Median price \$510,000

House

Yes

Unit

Suburb Bittern

Period - From November 16 to June 17

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 10 Hector Close, Bittern	\$530,000	13/12/16
2 70 Myers Road, Bittern	\$605,000	23/5/16
3 9 Hector Close, Bittern	\$645,000	9/2/17

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 six months.