

## 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

31 SANDSTONE ISLAND CIRCLE BITTERN VIC 3918

### Indicative selling price

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

Single Price

or range  
between

\$1,595,000

&

\$1,754,500

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$861,250

Property type

House

Suburb

Bittern

Period-from

01 Feb 2023

to

31 Jan 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

10 WARRENDAL PLACE BITTERN VIC 3918

\$1,905,000

24-Sep-23

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: 26 February 2024

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**10 WARRENDAL PLACE BITTERN VIC 3918**

3 2 3

Sold Price **\$1,905,000** Sold Date **24-Sep-23**

Distance **0.32km**

RS = Recent sale      UN = Undisclosed Sale

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