

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 2502 Frankston Flinders Road, Bittern

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$ or range between \$460,000 & \$500,000

Median sale price

Median price \$528,250 House X Unit Suburb Bittern

Period - From 01/08/2016 to 07/08/2017 Source RP Data

Comparable property sales

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 33 Myers Road, Bittern	\$568,000	20/06/2017
2 227 South Beach Road, Bittern	\$585,000	29/06/2017
3 17 Skinner Street, Bittern	\$520,000	11/07/2017