

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

2/17 Creswell Road, Bittern

Indicative selling price

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

Single price

\$655,000

or range between

Median sale price

Median price

\$685,000

House

Unit

X

Suburb

Bittern

Period - From

December 18

to

June 2019

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 15/75 Hendersons Road, Bittern	\$590,000	18/11/2018
2 52 Myers Road, Bittern	\$695,000	21/02/2019
3 1 Wilson Avenue, Bittern	\$675,000	21/12/2018