

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

3/18 Bennett Street Bittern, 3918

Indicative selling price

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

Single price \$649,000.00

Median sale price

Median price \$540,000.00 Property Type UNIT Suburb BITTERN

Period - From 01-Jan-2021 to ☐ 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	2/46 James Street Hastings VIC 3915	\$615,000.00	16-Aug-2021
2	1/44 Milne Street Crib Point VIC 3919	\$671,000.00	17-Dec-2021
3	1/9 Rankin Road Hastings VIC 3915	\$615,000.00	18-Oct-2021

This statement of information was prepared on 19-Jan-2022 at 10:00:50 AM EST