

Nigel Evans

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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

137 Urquhart Crescent Bittern VIC 3918

 3  2  4

Indicative Selling Price

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

Single Price \$745,000

Median Sale Price

\$605,000 Houses in Bittern between 01 Aug 2018 - 31 Jul 2019

Source: CoreLogic

Comparable Property Sales

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.



2 Myers Road Bittern VIC 3918

Sold Price

\$800,000

Sold Date

18-May-19

 6

 3

 2

Distance

0.18km



213 South Beach Road Bittern VIC 3918

Sold Price ^{RS}

\$645,000

Sold Date

28-Mar-19

 3

 2

 2

Distance

0.42km



24 Morton Crescent Bittern VIC 3918

Sold Price

\$610,000

Sold Date

20-Feb-19

 3

 1

 1

Distance

0.44km

RS = Recent sale

UN = Undisclosed Sale

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29 Park Street Bittern VIC 3918

Sold Price^{RS} **\$700,000**

Sold Date **11-Jul-19**

4 2 2

Distance **0.6km**



52 Myers Road Bittern VIC 3918

Sold Price **\$695,000**

Sold Date **21-Feb-19**

4 2 5

Distance **0.66km**

RS = Recent sale

UN = Undisclosed Sale

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