

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

37 PARK STREET BITTERN VIC 3918

Indicative selling price

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

Single Price

or range
between

\$750,000

&

\$799,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$850,000

Property type

House

Suburb

Bittern

Period-from

01 Oct 2021

to

30 Sep 2022

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

38 MORTON CRESCENT BITTERN VIC 3918	\$815,000	27-May-22
94 DUNLOP ROAD BITTERN VIC 3918	\$770,000	30-Aug-22
26 BENNETT STREET BITTERN VIC 3918	\$750,000	01-Jul-22

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: 21 October 2022



38 MORTON CRESCENT BITTERN VIC 3918

Sold Price

\$815,000

Sold Date

27-May-22



3



1



3

Distance

0.2km



94 DUNLOP ROAD BITTERN VIC 3918

Sold Price

^{RS} **\$770,000**

Sold Date

30-Aug-22



3



2



3

Distance

0.22km



26 BENNETT STREET BITTERN VIC 3918

Sold Price

\$750,000

Sold Date

01-Jul-22



3



1



3

Distance

0.92km

RS = Recent sale

UN = Undisclosed Sale

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