

## 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

7 WARRINGINE CREEK LANE BITTERN VIC 3918

### Indicative selling price

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

Single Price

or range  
between

\$2,290,000

&

\$2,390,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$880,000

Property type

Farm

Suburb

Bittern

Period-from

01 Nov 2023

to

31 Oct 2024

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

2376 FRANKSTON-FLINDERS ROAD BITTERN VIC 3918	\$2,400,000	14-Jun-24
13 SANDSTONE ISLAND CIRCLE BITTERN VIC 3918	\$2,275,000	22-Aug-24

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: 09 November 2024



**2376 FRANKSTON-FLINDERS  
ROAD BITTERN VIC 3918**

 5  3  36

Sold Price **\$2,400,000** Sold Date **14-Jun-24**

Distance **1.63km**



**13 SANDSTONE ISLAND CIRCLE  
BITTERN VIC 3918**

 4  2  6

Sold Price <sup>RS</sup> **\$2,275,000** Sold Date **22-Aug-24**

Distance **0.9km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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