

# 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

21 Flinders Street, Bittern

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$ or range between \$470,000 & \$510,000

### Median sale

Median price \$528,250 House ☒ Unit Suburb Bittern

Period - From 01/07/2016 to 01/07/2017 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 30 Morton Crescent, Bittern	\$520,000	29/05/2017
2 17 Vale Street, Bittern	\$527,000	18/03/2017
3 68 Dunlop Road, Bittern	\$515,000	28/04/2017