

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

2/56 MYERS ROAD 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

\$690,000

&

\$749,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$820,000

Property type

House

Suburb

Bittern

Period-from

01 Oct 2022

to

30 Sep 2023

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

11 BARCOO STREET HASTINGS VIC 3915	\$650,000	02-Mar-23
20 GEORGIA WAY HASTINGS VIC 3915	\$750,000	14-Jun-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: 03 October 2023



11 BARCOO STREET HASTINGS VIC 3915

Sold Price

\$650,000

Sold Date

02-Mar-23



4



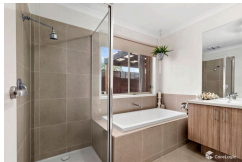
2



2

Distance

4.55km



20 GEORGIA WAY HASTINGS VIC 3915

Sold Price

\$750,000

Sold Date

14-Jun-22



4



2



2

Distance

4.43km

RS = Recent sale

UN = Undisclosed Sale

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