



## STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

### UNIT Offered for Sale

3/2420 Frankston-Flinders Road Bittern VIC 3918

3 2 2

### Indicative Selling Price

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

Range between \$490,000 & \$520,000

### Median Sale Price

\$475,000 Units in Bittern between 01 Oct 2017 - 30 Sep 2018

Source: CoreLogic

### Comparable Property Sales

These are the 3 properties sold within 2 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.



4/23 Myers Road Bittern VIC 3918

Sold Price

**\$490,000**

Sold Date

**22-May-18**

3 2 2

Distance **0.57km**



3/21 Portsmouth Road Bittern VIC 3918

Sold Price

**\$495,000**

Sold Date

**07-Jun-18**

3 2 2

Distance **0.6km**



1/209 South Beach Road Bittern VIC 3918

Sold Price

**\$500,000**

Sold Date

**04-May-18**

3 2 2

Distance **0.87km**

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