

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 2350 Frankston Flinders Road Hastings

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 \$1,995,000 & \$2,150,000

Median sale price

Median price \$820,000 Property type House Suburb Bittern

Period - From March 2022 to August 2022 Source RP Data

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 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 16 Bayview Country Lane Bittern	\$1,975,000	29/3/2022
2 13 Peppermint Place Bittern	\$2,300,000	4/4/2022
3 3 Island View Crescent Bittern	\$1,800,000	3/5/2022

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 six months.

This Statement of Information was prepared on: 08/09/2022