

## 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 22 Flinders Street, Bittern Vic

### 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 \$550,000 & \$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$632,670 \*House  \*Unit  Suburb Bittern Vic  
Period - From September 2017 to September 2018 Source CoreLogic

### Comparable property sales

**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.