

# 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 427 Stony Point Road, 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 \$715,000 & \$735,000

### Median sale price

Median price \$785,000 House ☒ Unit ☐ Suburb Bittern

Period - From May 2018 to November 2018 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 4 Woodrow Street, Bittern	\$710,000	09/07/2018
2 48 Governors Road, Crib Point	\$810,000	29/05/2018
3 48 Bittern Boulevard, Bittern	\$780,000	09/07/2018