

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

2/14 SUDHOLZ STREET 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

\$650,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$837,500

Property type

House

Suburb

Bittern

Period-from

01 Apr 2022

to

31 Mar 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

2/25 CRESWELL ROAD BITTERN VIC 3918	\$680,000	12-Oct-22
1/2442 FRANKSTON-FLINDERS ROAD BITTERN VIC 3918	\$612,000	21-Oct-22
1/25 FLINDERS STREET BITTERN VIC 3918	\$722,500	03-Feb-23

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: 09 April 2023



**2/25 CRESWELL ROAD BITTERN
VIC 3918**

 3  2  2

Sold Price **\$680,000** Sold Date **12-Oct-22**

Distance **0.5km**



**1/2442 FRANKSTON-FLINDERS
ROAD BITTERN VIC 3918**

 3  2  2

Sold Price **\$612,000** Sold Date **21-Oct-22**

Distance **0.19km**



**1/25 FLINDERS STREET BITTERN
VIC 3918**

 3  2  2

Sold Price **\$722,500** Sold Date **03-Feb-23**

Distance **0.83km**

RS = Recent sale UN = Undisclosed Sale

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