

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

2/2420 Frankston Flinders Road, Bittern

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$ or range between \$595,000 & \$615,000

Median sale price

Median price \$810,000 Property type House Suburb Bittern

Period - From Dec 2021 to May 2022 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 2548A Frankston Flinders Road, Bittern	\$715,000	07/04/2022
2 2/2 Portsmouth Road, Bittern	\$612,000	20/04/2022
3 25 Symonds Street, Crib Point	\$720,000	20/01/2022

This Statement of Information was prepared on: 14/11/2022