

## 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

69 THE BITTERN BOULEVARD BITTERN VIC 3918

### 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

\$890,000

&

\$950,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$835,000

Property type

House

Suburb

Bittern

Period-from

01 Jan 2022

to

31 Dec 2022

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

14 VALE STREET BITTERN VIC 3918	\$880,000	01-Dec-22
173 WOOLLEYS ROAD BITTERN VIC 3918	\$970,000	11-Nov-22

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: 31 January 2023



**14 VALE STREET BITTERN VIC 3918** Sold Price <sup>RS</sup> **\$880,000** Sold Date **01-Dec-22**

5 3 -

Distance **1.26km**



**173 WOOLLEYS ROAD BITTERN VIC 3918** Sold Price **\$970,000** Sold Date **11-Nov-22**

3 3 4

Distance **0.74km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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