

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

23 The Bittern Boulevard 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$647,500

*House

X

*Unit

Suburb

Bittern

Period-from

01 Apr 2018

to

31 Mar 2019

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 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

24 Morton Crescent Bittern VIC 3918	\$610,000	04-Mar-19
79 The Bittern Boulevard Bittern VIC 3918	\$610,000	24-Jan-19
30 Sudholz Street Bittern VIC 3918	\$710,000	05-Feb-19

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 six months.~~

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24 Morton Crescent Bittern VIC 3918

 3  1  1

Sold Price

\$610,000

Sold Date

04-Mar-19

Distance

0.89km



79 The Bittern Boulevard Bittern VIC 3918

 3  2  2

Sold Price

Sold Date

24-Jan-19

Distance

0.25km



30 Sudholz Street Bittern VIC 3918

 4  2  2

Sold Price

\$710,000

Sold Date

05-Feb-19

Distance

0.22km

RS = Recent sale

UN = Undisclosed Sale

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