

# 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 36 Morton Crescent, 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 \$495,000 & \$544,500

### Median sale price

Median price \$577,500 Property type House Suburb Bittern

Period - From 01/03/2019 to 27/03/2020 Source RP Data

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.

This Statement of Information was prepared on: Tuesday 28<sup>th</sup> April, 2020