

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

8 HERITAGE WAY 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

\$1,250,000

&

\$1,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$820,000

Property type

House

Suburb

Bittern

Period-from

01 Nov 2022

to

31 Oct 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

3 TRAFALGAR STREET BITTERN VIC 3918	\$1,280,000	13-Nov-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: 16 November 2023

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E lisa@robertsparkinson.com.au**3 TRAFALGAR STREET BITTERN
VIC 3918** 4  2  -

Sold Price

RS

\$1,280,000

Sold Date

13-Nov-23

Distance

1.96km

RS = Recent sale

UN = Undisclosed Sale

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