

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

3/7 PARK STREET 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

\$830,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$867,500

Property type

House

Suburb

Bittern

Period-from

01 Dec 2023

to

30 Nov 2024

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

5 ELLA CLOSE BITTERN VIC 3918	\$930,000	11-Sep-24
11 THE BITTERN BOULEVARD BITTERN VIC 3918	\$886,000	26-Jun-24

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: 20 December 2024



5 ELLA CLOSE BITTERN VIC 3918

Sold Price

\$930,000

Sold Date

11-Sep-24



4



2



2

Distance

0.13km



**11 THE BITTERN BOULEVARD
BITTERN VIC 3918**

Sold Price

\$886,000

Sold Date

26-Jun-24



4



2



2

Distance

1.12km

RS = Recent sale

UN = Undisclosed Sale

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