

## 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

22 Myers Road, 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

&

### Median sale price

(\*Delete house or unit as applicable)

Median price

\*House

\*Unit

Suburb

Period - From

to

Source

### Comparable property sales

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
1 – 33 Myers Road Bittern VIC 3918	\$568,000	02-Jul-17
2 – 32 Myers Road Bittern VIC 3918	\$580,000	18-May-18
3 – 2 Flinders Street Bittern VIC 3918	\$620,000	27-Jun-18