

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

2 COOKE 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

or range
between

\$1,495,000

&

\$1,590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$831,500

Property type

House

Suburb

Bittern

Period-from

01 Sep 2021

to

31 Aug 2022

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

224 SOUTH BEACH ROAD BITTERN VIC 3918	\$1,400,000	05-Jul-22
8 CENTRE AVENUE BITTERN VIC 3918	\$1,510,000	20-Apr-22

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: 01 September 2022



224 SOUTH BEACH ROAD BITTERN VIC 3918 Sold Price **\$1,400,000** Sold Date **05-Jul-22**

4 2 2

Distance **1.11km**



8 CENTRE AVENUE BITTERN VIC 3918 Sold Price **\$1,510,000** Sold Date **20-Apr-22**

3 2 2

Distance **1.58km**

RS = Recent sale **UN** = Undisclosed Sale

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