

## 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

18 Sudholz Street 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

\$585,000

&

\$640,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$595,000

Property type

House

Suburb

Bittern

Period-from

01 Jul 2019

to

30 Jun 2020

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

38 Myers Road Bittern VIC 3918	\$620,000	17-Feb-20
27 Skinner Street Bittern VIC 3918	\$650,000	10-Mar-20
3 Portsmouth Road Bittern VIC 3918	\$620,000	15-Feb-20

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.~~

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**38 Myers Road Bittern VIC 3918**

Sold Price

**\$620,000**

Sold Date

**17-Feb-20**

 3  2  2

Distance

**0.3km**



**27 Skinner Street Bittern VIC 3918**

Sold Price

**\$650,000**

Sold Date

**10-Mar-20**

 -  2  2

Distance

**0.32km**



**3 Portsmouth Road Bittern VIC 3918**

Sold Price

**\$620,000**

Sold Date

**15-Feb-20**

 4  2  2

Distance

**0.44km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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