

Statement of Information

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 1-3 / 2448 Frankston Flinders Road, Bittern

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$ or range between \$295,000 & \$320,000

Median sale price (Delete house or unit as applicable)

Median price \$475,000 House Unit X Suburb Bittern

Period - From 01/04/2017 to 02/04/2018 Source RP Data

Comparable property sales

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 six months.