

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 54 Morton Crescent, Bittern

Indicative selling price

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

Single price \$735,000 or range between \$ & \$

Median sale price

Median price \$981,000 House Unit Suburb Bittern

Period - From 01/01/18 to 02/01/19 Source RP Data

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 - 51 Flinders, Bittern	\$737,000	06/12/18
2 - 1 Wilson Avenue, Bittern	\$675,000	02/12/18
3 - 75 Dunlop Road, Bittern	\$750,000	26/11/18