

# 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

193 South Beach Road, Bittern

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

or range between

\$575,000

&

\$600,000

### Median sale price

Median price

\$665,000

House

X

Unit

Suburb

Bittern

Period - From

October 2018

to

March 2019

Source

RP Data

### Comparable property sales

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 22 Flinders Street, Bittern	\$599,000	16/190/2018
2 24 Flinders Street, Bittern	\$560,000	12/12/2018
3 32 Sudholz Street, Bittern	\$575,000	17/10/2018