

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

20 Island View Crescent, Bittern

Indicative selling price

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

Single price

\$1,085,000

or range between

&

Median sale price

Median price

\$780,000

House

X

Unit

Suburb

Bittern

Period - From

01/09/2018

to

30/04/2019

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 26 Sandstone Island Close, Bittern	\$1.09 Million	03/05/2019
2 159 Henderson Road, Bittern	\$1.05 Million	25/03/2019
3 4 Warrendale Place, Bittern	\$1.25 Million	19/01/2019