

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 2522 Frankston Flinders Road, Bittern

Indicative selling price

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

Single price \$ or range between \$595,000 & \$615,000

Median sale price

Median price \$655,000 Property type House Suburb Bittern

Period - From Aug 2019 to Feb 2020 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 2/17 Creswell Road, Bittern	\$655,000	13/08/2019
2 69 Myers Road, Bittern	\$585,000	24/11/2019
3 22 Hector Close, Bittern	\$635,000	26/10/2019

This Statement of Information was prepared on: 26th February, 2020