

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

169 SOUTH BEACH ROAD BITTERN VIC 3918

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$740,000

&

\$814,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$830,000

Property type

House

Suburb

Bittern

Period-from

01 Jul 2022

to

30 Jun 2023

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

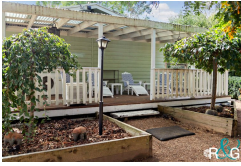
Date of sale

37 JACKA STREET CRIB POINT VIC 3919	\$750,000	20-Apr-23
463 STONY POINT ROAD BITTERN VIC 3918	\$778,500	04-Mar-23
1 PARK STREET BITTERN VIC 3918	\$751,000	23-Mar-23

OR

B* ~~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 6 months.~~

This Statement of Information was prepared on: 21 July 2023



37 JACKA STREET CRIB POINT VIC 3919 Sold Price **\$750,000** Sold Date **20-Apr-23**

3 1 2

Distance **1.48km**



463 STONY POINT ROAD BITTERN VIC 3918 Sold Price **\$778,500** Sold Date **04-Mar-23**

2 2 6

Distance **1.54km**



1 PARK STREET BITTERN VIC 3918 Sold Price **\$751,000** Sold Date **23-Mar-23**

3 2 9

Distance **0.27km**

RS = Recent sale UN = Undisclosed Sale

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