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

21 FLINDERS STREET 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 | \$830,000 | & | \$880,000 | | | |
|---------------------------------------|------------|---------------------|-----------|--------|-----------|--|--|--|
| Median sale price | | | | | | | | |
| (*Delete house or unit as applicable) | | | | | | | | |
| Modion Drico | ¢956.250 5 | | Нацаа | Suburb | Dittorp | | | |

| Median Price | \$856,250 | Prop | erty type | | House | Suburb | Bittern |
|--------------|-------------|------|-----------|------|--------|--------|-----------|
| Period-from | 01 Apr 2023 | to | 31 Mar 2 | 2024 | 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 |
|---|-----------|--------------|
| 33 FLINDERS STREET BITTERN VIC 3918 | \$880,000 | 05-Feb-24 |
| 163 SOUTH BEACH ROAD BITTERN VIC 3918 | \$835,000 | 14-Dec-23 |
| 2508 FRANKSTON-FLINDERS ROAD BITTERN VIC 3918 | \$850,000 | 30-Oct-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: 19 April 2024



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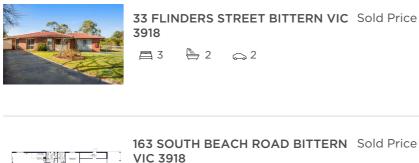
*\$\$880,000 Sold Date 05-Feb-24

Distance

0.13km

Katie Jones

- P 0359798833
- M 0437284449
- E katie.jones@obrienrealestate.com.au



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| D BITTERN | Sold Price | \$835,000 | Sold Date | 14-Dec-23 |
|-----------|------------|-----------|-----------|-----------|
| | | | Distance | 0.58km |
| | | | | |



| 2508 FRANKSTON-FLINDERS ROAD BITTERN VIC 3918 | | Sold Price | ^{RS} \$850,000 | Sold Date | 30-Oct-23 | |
|--|-----|------------|-------------------------|-----------|-----------|--------|
| 昌 4 | 2 🚔 | ç⇒ 2 | | | Distance | 0.64km |

RS = Recent sale UN = Undisclosed Sale

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