

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)

Median Price

\$856,250

Property type

House

Suburb

Bittern

Period-from

01 Apr 2023

to

31 Mar 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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33 FLINDERS STREET BITTERN VIC 3918

Sold Price

^{RS}

\$880,000

Sold Date

05-Feb-24

 3  2  2

Distance

0.13km



163 SOUTH BEACH ROAD BITTERN VIC 3918

Sold Price

\$835,000

Sold Date

14-Dec-23

 3  2  -

Distance

0.58km



2508 FRANKSTON-FLINDERS ROAD BITTERN VIC 3918

Sold Price

^{RS}

\$850,000

Sold Date

30-Oct-23

 4  2  2

Distance

0.64km

RS = Recent sale

UN = Undisclosed Sale

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