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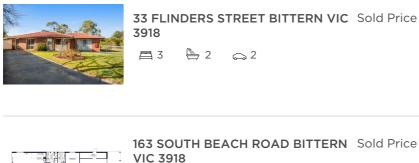
*\$\$880,000 Sold Date 05-Feb-24

Distance

0.13km

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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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