

# STATEMENT OF INFORMATION

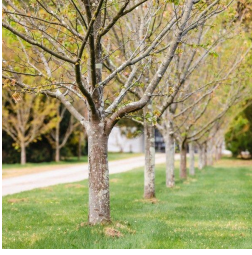
4 CHARLOTTE STACEY PLACE, BITTERN, VIC 3918

PREPARED BY BIGGIN SCOTT PENINSULA, 330 NEPEAN HIGHWAY FRANKSTON



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**4 CHARLOTTE STACEY PLACE, BITTERN,**  5  2  4

### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Price Range: **\$2,250,000 to \$2,475,000**

## MEDIAN SALE PRICE



**BITTERN, VIC, 3918**

Suburb Median Sale Price (House)

**\$950,250**

01 April 2023 to 31 March 2024

Provided by:  pricefinder

## COMPARABLE PROPERTIES

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 six months.



**30 ISLAND VIEW CRES, BITTERN, VIC 3918**

 5  3  6

Sale Price

**\$2,465,000**

Sale Date: 05/09/2023

Distance from Property: 1.4km



**7 WOODLAND CL, BITTERN, VIC 3918**

 4  2  4

Sale Price

**\$2,450,000**

Sale Date: 07/06/2023

Distance from Property: 1.4km



**\*DISCLAIMER\*** Given the tightly held nature of the area/acreage, the above two comparables were sold over 6 months ago.

This report has been compiled on 19/04/2024 by Biggin Scott Peninsula. Property Data Solutions Pty Ltd 2024 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

4 CHARLOTTE STACEY PLACE, BITTERN, VIC 3918

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Price Range: \$2,250,000 to \$2,475,000

### Median sale price

Median price \$950,250

Property type

House

Suburb

BITTERN

Period 01 April 2023 to 31 March 2024

Source



### Comparable property sales

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 six months.

#### Address of comparable property

#### Price

#### Date of sale

30 ISLAND VIEW CRES, BITTERN, VIC 3918	\$2,465,000	05/09/2023
7 WOODLAND CL, BITTERN, VIC 3918	\$2,450,000	07/06/2023

This Statement of Information was prepared on:

19/04/2024