

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

5/75 HENDERSONS ROAD BITTERN VIC 3918

Indicative selling price For the meaning of this price see consumer.vic.gov.au/underquoting

\$650,000

&

\$700,000

Median sale price

Median Price

\$615,000

Property type

Unit

Suburb

Bittern

Period-from

01 Nov 2022

to

31 Oct 2023

Source

Corelogic

Comparable property sales

These are the 5 properties sold within 5 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	
2/29 DOUGLAS STREET HASTINGS 3915	■ ₃	■ ₂	■ ₂	\$655,000	12-May-23
6 THE SHEEDY WAY HASTINGS 3915	■ ₃	■ ₂	■ ₂	\$660,000	01-Jul-23
27/300 HIGH STREET HASTINGS 3915	■ ₄	■ ₂	■ ₂	\$670,000	08-May-23
2/14 SUDHOLZ STREET BITTERN 3918	■ ₃	■ ₂	■ ₂	\$670,000	19-Apr-23
2/37 DOUGLAS STREET HASTINGS 3915	■ ₃	■ ₂	■ ₂	\$675,000	19-Apr-23
3/88 HODGINS ROAD HASTINGS 3915	■ ₃	■ ₂	■ ₂	\$749,000	02-May-23



2/29 DOUGLAS STREET HASTINGS

Sold Price **\$655,000** Sold Date **12-May-23**

■ 3 ■ 2 ■ 2

Distance **3.74km**



6 THE SHEEDY WAY HASTINGS

Sold Price **\$660,000** Sold Date **01-Jul-23**

■ 3 ■ 2 ■ 2

Distance **3.29km**



27/300 HIGH STREET HASTINGS

Sold Price **\$670,000** Sold Date **08-May-23**

■ 4 ■ 2 ■ 2

Distance **3.9km**



2/14 SUDHOLZ STREET BITTERN

Sold Price **\$670,000** Sold Date **19-Apr-23**

■ 3 ■ 2 ■ 2

Distance **0.76km**



2/37 DOUGLAS STREET HASTINGS

Sold Price **\$675,000** Sold Date **19-Apr-23**

■ 3 ■ 2 ■ 2

Distance **3.71km**



3/88 HODGINS ROAD HASTINGS

Sold Price **\$749,000** Sold Date **02-May-23**

■ 3 ■ 2 ■ 2

Distance **4.89km**

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RS = Recent sale

UN = Undisclosed Sale

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