

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

72 MYERS ROAD 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

\$590,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$843,750

Property type

House

Suburb

Bittern

Period-from

01 May 2023

to

30 Apr 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

28 GORIS CLOSE BITTERN VIC 3918	\$658,000	09-May-24
31 OROTAVA STREET CRIB POINT VIC 3919	\$650,000	30-Nov-23
9/2 PORTSMOUTH ROAD BITTERN VIC 3918	\$570,000	17-Apr-24

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: 22 May 2024



28 GORIS CLOSE BITTERN VIC 3918 Sold Price

^{RS} \$658,000 Sold Date 09-May-24

 3  1  -

Distance 0.23km



31 OROTAVA STREET CRIB POINT VIC 3919 Sold Price

\$650,000 Sold Date 30-Nov-23

 2  1  2

Distance 3.12km



9/2 PORTSMOUTH ROAD BITTERN VIC 3918 Sold Price

^{RS} \$570,000 Sold Date 17-Apr-24

 3  1  2

Distance 0.41km

RS = Recent sale

UN = Undisclosed Sale

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