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

8 MORTON CRESCENT BITTERN VIC 3918

Indicative selling price

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price		or rang betwee	5 5770000	&	\$790,000		
Median sale price (*Delete house or unit as applicable)							
Median Price	\$830,000	Property type	House	Suburb	Bittern		

31 Jul 2023

Source

Comparable property sales (*Delete A or B below as applicable)

01 Aug 2022

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.

to

Address of comparable property	Price	Date of sale	
1 PARK STREET BITTERN VIC 3918	\$751,000	23-Mar-23	
37 JACKA STREET CRIB POINT VIC 3919	\$750,000	20-Apr-23	
463 STONY POINT ROAD BITTERN VIC 3918	\$778,500	04-Mar-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: 01 August 2023



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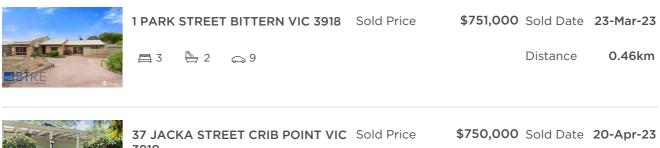
consumer.vic.gov.au

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37 JACI 3919	KA STRE	EET CRIB POINT VIC	Sold Price	\$750,000	Sold Date	20-Apr-23
= 3	1	ç⊒ 2			Distance	0.78km



463 STONY POINT ROAD BITTERN VIC 3918		Sold Price	\$778,500	Sold Date	04-Mar-23	
昌 2	2	⇔ 6			Distance	0.9km

RS = Recent sale UN = Undisclosed Sale

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