

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

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

Single Price

or range
between

\$720,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$830,000

Property type

House

Suburb

Bittern

Period-from

01 Aug 2022

to

31 Jul 2023

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

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



1 PARK STREET BITTERN VIC 3918 Sold Price **\$751,000** Sold Date **23-Mar-23**

3 2 9

Distance **0.46km**



37 JACKA STREET CRIB POINT VIC 3919 Sold Price **\$750,000** Sold Date **20-Apr-23**

3 1 2

Distance **0.78km**



463 STONY POINT ROAD BITTERN VIC 3918 Sold Price **\$778,500** Sold Date **04-Mar-23**

2 2 6

Distance **0.9km**

RS = Recent sale UN = Undisclosed Sale

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