

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

1/75 Hendersons 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

\$520,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

Suburb

Bittern

Period-from

01 Jan 2019

to

31 Dec 2019

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

5/75 Hendersons Road Bittern VIC 3918	\$530,000	30-Nov-19
1/2442 Frankston-Flinders Road Bittern VIC 3918	\$530,000	02-Nov-19
9/27 Sudholz Street Bittern VIC 3918	\$515,000	28-Jul-19

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.~~

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5/75 Hendersons Road Bittern VIC 3918

3 2 3

Sold Price

\$530,000 Sold Date **30-Nov-19**

Distance **0.07km**



1/2442 Frankston-Flinders Road Bittern VIC 3918

3 2 2

Sold Price

Sold Date **02-Nov-19**

Distance **0.98km**



9/27 Sudholz Street Bittern VIC 3918

3 2 2

Sold Price

\$515,000 Sold Date **28-Jul-19**

Distance **1.07km**

RS = Recent sale

UN = Undisclosed Sale

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