STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

195 South Beach Road Bittern VIC 3918

3 2 1

Indicative Selling Price

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

Single Price $599,000

Median Sale Price

$610,000 Houses in Bittern between 01 Jul 2018 - 30 Jun 2019

Source: CoreLogic

Comparable Property Sales

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.



193 South Beach Road Bittern VIC 3918

3 1 2

Sold Price **$577,250** Sold Date **20-Apr-19**

Distance **0.02km**



213 South Beach Road Bittern VIC 3918

3 2 2

Sold Price RS **$645,000** Sold Date **28-Mar-19**

Distance **0.18km**



15 Flinders Street Bittern VIC 3918

3 2 4

Sold Price RS **$620,000** Sold Date **20-Jun-19**

Distance **0.44km**

RS = Recent sale **UN** = Undisclosed Sale

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