

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 1/2448 Frankston Flinders Road, Bittern

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$689,000

or range between

&

### Median sale price

Median price \$475,000

Property Type Unit

Suburb Bittern

Period - From 01/04/2017

to 02/04/2018

Source RP Data

### Comparable property sales

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 six months.

This Statement of Information was prepared on: 2<sup>nd</sup> December, 2019