

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

22 BENNETT STREET 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

\$665,000

&

\$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$837,500

Property type

House

Suburb

Bittern

Period-from

01 Mar 2022

to

28 Feb 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

Address of comparable property	Price	Date of sale
1/25 FLINDERS STREET BITTERN VIC 3918	\$722,500	03-Feb-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.

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Michelle Braggins
P 03 8781 3888
M 0405 512 999
E michelle.braggins@eview.com.au



**1/25 FLINDERS STREET BITTERN
VIC 3918**

Sold Price

\$722,500

Sold Date **03-Feb-23**

 3  2  2

Distance **0.97km**

RS = Recent sale UN = Undisclosed Sale

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