

## 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

83 Dunlop 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** \$515,000

#### Median sale price

**Median price** \$595,000

**House** X

**Suburb** Bittern

**Period - From** 01/04/2016 **to** 31/03/2017

**Source** REIV

#### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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) 10 Hector Close, Bittern	\$530,000	13/12/2016
2) 17 Vale Street, Bittern	\$527,500	18/3/2017
3) 12 Wilson Street, Bittern	\$490,000	02/02/2017