

STATEMENT OF INFORMATION

19 OSTEND STREET, BITTERN, VIC 3918

PREPARED BY NIGEL EVANS LICENSED ESTATE AGENT, PHONE: 0439 540 055



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



19 OSTEND STREET, BITTERN, VIC 3918

4 2 4

Indicative Selling Price

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

Price Range: \$1,150,000 to \$1,260,000

Provided by: Nigel Evans Licensed Estate Agent, Eview Group Tallon Estate Agents

MEDIAN SALE PRICE



BITTERN, VIC, 3918

Suburb Median Sale Price (House)

\$587,500

01 January 2017 to 31 December 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



6 POZIERES ST, BITTERN, VIC 3918

3 2 3

Sale Price

\$940,000

Sale Date: 24/10/2017

Distance from Property: 379m



8 BAYVIEW COUNTRY LANE, BITTERN, VIC

4 2 2

Sale Price

***\$1,235,000**

Sale Date: 08/09/2017

Distance from Property: 2.1km



6 CHARLOTTE STACEY PL, BITTERN, VIC 3918

3 2 2

Sale Price

\$1,215,000

Sale Date: 09/01/2018

Distance from Property: 3.2km



This report has been compiled on 19/02/2018 by Eview Group Tallon Estate Agents. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.



4 WELLINGTON RD, BITTERN, VIC 3918

3 2 8

Sale Price

\$1,125,000

Sale Date: 20/11/2017

Distance from Property: 1.4km



7 WOODLAND CL, BITTERN, VIC 3918

3 2 2

Sale Price

\$1,300,000

Sale Date: 12/09/2017

Distance from Property: 1.8km



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

19 OSTEND STREET, BITTERN, VIC 3918

Indicative selling price

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

Price Range: \$1,150,000 to \$1,260,000

Median sale price

Median price

\$587,500

House

Unit

Suburb

BITTERN

Period

01 January 2017 to 31 December 2017

Source



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
6 POZIERES ST, BITTERN, VIC 3918	\$940,000	24/10/2017
8 BAYVIEW COUNTRY LANE, BITTERN, VIC 3918	*\$1,235,000	08/09/2017
6 CHARLOTTE STACEY PL, BITTERN, VIC 3918	\$1,215,000	09/01/2018
4 WELLINGTON RD, BITTERN, VIC 3918	\$1,125,000	20/11/2017

7 WOODLAND CL, BITTERN, VIC 3918

\$1,300,000

12/09/2017