

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**32 MYERS ROAD, BITTERN, VIC 3918**

3 1 2

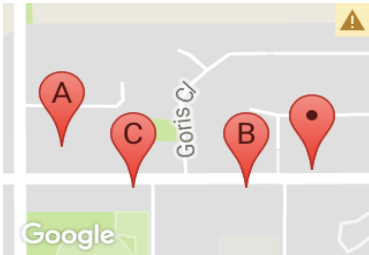
**Indicative Selling Price**

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

**Price Range: \$570,000 to \$600,000**

Provided by: Dominic Tallon, Eview Group Tallon Estate Agents

## MEDIAN SALE PRICE



**BITTERN, VIC, 3918**

Suburb Median Sale Price (House)

**\$615,000**

01 October 2017 to 31 March 2018

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.



**72 MYERS RD, BITTERN, VIC 3918**

3 2 2

**Sale Price**

**\$615,000**

Sale Date: 11/01/2018

Distance from Property: 408m



**45 MYERS RD, BITTERN, VIC 3918**

3 2 2

**Sale Price**

**\$560,000**

Sale Date: 15/10/2017

Distance from Property: 112m



**67 MYERS RD, BITTERN, VIC 3918**

1 1 2

**Sale Price**

**\$535,000**

Sale Date: 23/10/2017

Distance from Property: 291m

This report has been compiled on 01/05/2018 by Eview Group Tallon Estate Agents. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## 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

32 MYERS ROAD, BITTERN, VIC 3918

### Indicative selling price

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

Price Range: \$570,000 to \$600,000

### Median sale price

Median price \$615,000

House

Unit

Suburb

BITTERN

Period 01 October 2017 to 31 March 2018

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
72 MYERS RD, BITTERN, VIC 3918	\$615,000	11/01/2018
45 MYERS RD, BITTERN, VIC 3918	\$560,000	15/10/2017
67 MYERS RD, BITTERN, VIC 3918	\$535,000	23/10/2017