

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

25 BEACHSIDE CRESCENT INDENTED HEAD VIC 3223

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

\$1,099,000

&

\$1,199,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$885,000

Property type

House

Suburb

Indented Head

Period-from

01 Oct 2021

to

30 Sep 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

19 VALDA AVENUE INDENTED HEAD VIC 3223	\$1,115,000	12-Apr-22
491 HOOD ROAD INDENTED HEAD VIC 3223	\$1,100,000	17-Aug-22
477 HOOD ROAD INDENTED HEAD VIC 3223	\$1,100,000	22-Feb-22

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 20 October 2022



19 VALDA AVENUE INDENTED HEAD VIC 3223

3 2 2

Sold Price **\$1,115,000** Sold Date **12-Apr-22**

Distance **0.28km**



491 HOOD ROAD INDENTED HEAD VIC 3223

4 2 2

Sold Price **\$1,100,000** Sold Date **17-Aug-22**

Distance **1.18km**



477 HOOD ROAD INDENTED HEAD VIC 3223

3 2 4

Sold Price Sold Date **22-Feb-22**

Distance **1.23km**

RS = Recent sale **UN** = Undisclosed Sale

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