

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 or
locality and postcode

10 Seamist Court, Indented Head Vic 3223

Indicative selling price

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

Range between

\$750,000

&

\$825,000

Median sale price

Median price

\$976,000

Property Type

House

Suburb

Indented Head

Period - From

13/02/2022

to

12/02/2023

Source

REIV

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 |
|---|-----------------------------------|-----------|--------------|
| 1 | 31 Seascape Dr INDENTED HEAD 3223 | \$825,000 | 17/04/2022 |
| 2 | 34 Grieve Av INDENTED HEAD 3223 | \$820,000 | 26/02/2022 |
| 3 | 716 Batman Rd INDENTED HEAD 3223 | \$815,000 | 11/04/2022 |

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:

13/02/2023 15:36



 4  2  2

Property Type: House

Land Size: 713 sqm approx

Agent Comments

Comparable Properties

31 Seascape Dr INDENTED HEAD 3223 (VG)

Agent Comments

 4  -  -

Price: \$825,000

Method: Sale

Date: 17/04/2022

Property Type: House (Res)

Land Size: 629 sqm approx

34 Grieve Av INDENTED HEAD 3223 (VG)

Agent Comments

 3  -  -

Price: \$820,000

Method: Sale

Date: 26/02/2022

Property Type: House (Res)

Land Size: 448 sqm approx



716 Batman Rd INDENTED HEAD 3223 (REI/VG)

Agent Comments

 3  1  1

Price: \$815,000

Method: Private Sale

Date: 11/04/2022

Property Type: House

Land Size: 781 sqm approx