

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*



## Property offered for sale

Address  
Including suburb or  
locality and postcode

49 Seascape Drive, Indented Head, VIC 3223

## Indicative selling price

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

Single price

\$465,000

## Median sale price

Median price

\$475,000

\*House

X

Suburb  
or locality

Indented Head, VIC 3223

Period - From

01 OCT 16

to

30 SEPT 17

Source



## Comparable property sales

**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
31 Seascape Dr, Indented Head, VIC 3223	\$470,000	15/12/2016
20 Jelly Jun, St Leonards, VIC 3223	\$469,000	13/02/2017
88 Leviens Rd, St Leonards, VIC 3223	\$465,000	28/07/2016