

## 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

82-86 Ibbotson Street 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,250,000

&

\$1,350,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$632,500

Property type

House

Suburb

Indented Head

Period-from

01 Jun 2020

to

31 May 2021

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

44-48 Glenrana Drive Indented Head VIC 3223	\$1,325,000	08-Apr-21
777 Church Road Indented Head VIC 3223	\$1,250,000	19-Jan-21
781 Church Road Indented Head VIC 3223	\$1,250,000	12-Jan-21

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: 24 June 2021



**44-48 Glenrana Drive Indented Head VIC 3223**

4 2 4

Sold Price <sup>RS</sup> **\$1,325,000** Sold Date **08-Apr-21**

Distance **0.42km**



**777 Church Road Indented Head VIC 3223**

4 2 5

Sold Price **\$1,250,000** Sold Date **19-Jan-21**

Distance **0.33km**



**781 Church Road Indented Head VIC 3223**

3 2 12

Sold Price Sold Date **12-Jan-21**

Distance **0.26km**



**411 The Esplanade St Leonards VIC 3223**

2 1 4

Sold Price **\$1,590,000** Sold Date **02-Feb-21**

Distance **1.4km**



**317 The Esplanade Indented Head VIC 3223**

3 2 2

Sold Price **\$1,300,000** Sold Date **25-Nov-20**

Distance **0.57km**



**6-7 Sand Close Indented Head VIC 3223**

4 4 2

Sold Price **\$1,860,000** Sold Date **25-Aug-20**

Distance **0.53km**

RS = Recent sale UN = Undisclosed Sale

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**40-44 Ibbotson Street Indented  
Head VIC 3223**

6 4 6

Sold Price **\$960,000** Sold Date **23-Jul-19**

Distance **0.31km**

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

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