

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

43 GLENRANA DRIVE 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

\$1,860,000

&

\$1,960,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$863,250

Property type

House

Suburb

Indented Head

Period-from

01 Aug 2022

to

31 Jul 2023

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

78 IBBOTSON STREET INDENTED HEAD VIC 3223	\$2,000,000	09-May-22
358 THE ESPLANADE INDENTED HEAD VIC 3223	\$1,885,000	19-Nov-22
186 THE ESPLANADE INDENTED HEAD VIC 3223	\$1,985,000	26-Jul-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: 11 August 2023



**78 IBBOTSON STREET INDENTED
HEAD VIC 3223**

5 2 5

Sold Price

\$2,000,000

Sold Date **09-May-22**

Distance

0.3km



**358 THE ESPLANADE INDENTED
HEAD VIC 3223**

5 2 4

Sold Price

\$1,885,000

Sold Date **19-Nov-22**

Distance

1.35km



**186 THE ESPLANADE INDENTED
HEAD VIC 3223**

3 2 4

Sold Price

\$1,985,000

Sold Date **26-Jul-22**

Distance

2.23km

RS = Recent sale

UN = Undisclosed Sale

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