



**first  
national**  
REAL ESTATE

**N. H. Abbey**

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## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

27 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: \$549,000

### Median sale price

Median price \$475,000

House

X

Unit

Suburb

INDENTED HEAD

Period

01 October 2016 to 30 September  
2017

Source

pricefinder

### Comparable property sales

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 MARTIN ST, INDENTED HEAD, VIC 3223	*\$450,000	23/08/2017
25 ETHEREAL DR, INDENTED HEAD, VIC 3223	\$435,000	28/07/2017
33 MARTIN ST, INDENTED HEAD, VIC 3223	\$890,000	10/07/2017
62 GLENRANA DR, INDENTED HEAD, VIC 3223	\$485,000	19/01/2017