

Single residential property located outside the Melbourne metropolitan areaSection 47AF of the *Estate Agents Act 1980***Property offered for sale**

Address
Including suburb or locality and postcode

246 The Esplanade, Indented Head, VIC 3223

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$* or range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$312,500 Property type Land Suburb Indented Head

Period - From 01 Mar 2021 to 28 Feb 2022 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

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: 03 March 2022