# 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

1 Calimo Place 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	\$995,000	<del>or range</del> <del>between</del>	&	

#### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$590,000	Prope	Property type		House		Indented Head
Period-from	01 Jan 2019	to	31 Dec 2	2019	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
4 Calimo Place Indented Head VIC 3223	\$930,000	27-Nov-19
8 Calimo Place Indented Head VIC 3223	\$1,400,000	24-Oct-18
10 Mizzen Court Indented Head VIC 3223	\$950,000	09-Apr-19

#### 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: 02 January 2020



consumer.vic.gov.au

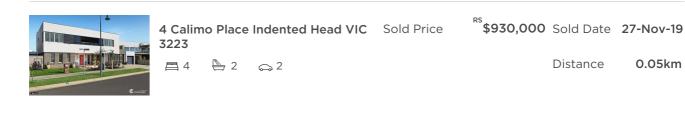


Christine Hinkley P 0352571778 M 0438533079

E christine@nevillerichards.com.au

Distance

0.05km





\$1,400,000 Sold Date 24-Oct-18 8 Calimo Place Indented Head VIC Sold Price 3223 Distance 0.09km 3 🚔 酉 4 ລ 3



10 Mizzen Court Indented Head VIC 3223			t Indented Head VIC	Sold Price	\$950,000	Sold Date	09-Apr-19
		2 🚔	ç⇒ 2			Distance	0.12km

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

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