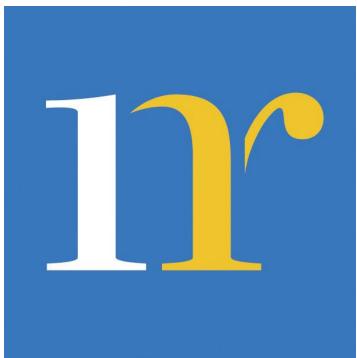


## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980



### Property offered for sale

Address Including suburb or locality and postcode	15 Lilkenday Avenue, Indented Head, Victoria 3223
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### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$415,000

### Median sale price

Median price	\$460,000	Н	ouse X	Un	it		Suburb or locality	Indented Head VIC 3223
Period - From	01 Jan 17	to	31 Dec 17	7		Source	pricefin	der

#### 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
21 Ibbotson Street, Indented Head, Victoria 3223	\$400,000	19/02/2017
66 Henderson Street, Indented Head, Victoria 3223	\$400,000	08/09/2017
8 Brett Drive, Indented Head, Victoria 3223	\$405,000	24/07/2017

