

# 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

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$415,000

## Median sale price

Median price

\$460,000

House

X

Unit

Suburb  
or locality

Indented Head VIC 3223

Period - From

01 Jan 17

to

31 Dec 17

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
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