Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

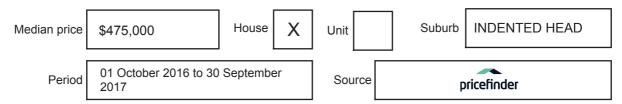
Address Including suburb and postcode 20 WARNER STREET, INDENTED HEAD, VIC 3223

Indicative selling price

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

Price Range: \$495,000 to \$535,000

Median sale price



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 |
|---|-------------|--------------|
| 17 RIGBY ST, ST LEONARDS, VIC 3223 | **\$486,000 | 05/10/2017 |
| 10 RHONDA AVE, ST LEONARDS, VIC 3223 | *\$482,500 | 04/09/2017 |
| 51 WHITING AVE, INDENTED HEAD, VIC 3223 | \$475,000 | 09/06/2017 |