

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

2/4 Seabird Court 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

\$625,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$602,500

Property type

House

Suburb

Indented Head

Period-from

01 Jan 2020

to

31 Dec 2020

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

51 Martin Street Indented Head VIC 3223	\$605,000	07-Jan-20
68 Glenrana Drive Indented Head VIC 3223	\$600,000	03-Dec-19
15 Sealion Court Indented Head VIC 3223	\$630,000	19-Sep-20

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: 14 January 2021



51 Martin Street Indented Head VIC 3223

Sold Price

\$605,000

Sold Date

07-Jan-20

 3  2  2

Distance

0.06km



68 Glenrana Drive Indented Head VIC 3223

Sold Price

\$600,000

Sold Date

03-Dec-19

 4  2  2

Distance

0.08km



15 Sealion Court Indented Head VIC 3223

Sold Price

\$630,000

Sold Date

19-Sep-20

 3  2  2

Distance

0.34km

RS = Recent sale

UN = Undisclosed Sale

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