

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 or
locality and postcode

358 The Esplanade, Indented Head Vic 3223

Indicative selling price

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

Range between \$2,000,000 & \$2,200,000

Median sale price

Median price \$880,000 Property Type House Suburb Indented Head

Period - From 20/10/2021 to 19/10/2022 Source REIV

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 eighteen 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
1		
2		
3		

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 eighteen months.~~

This Statement of Information was prepared on: 20/10/2022 15:53

Damian Cayzer

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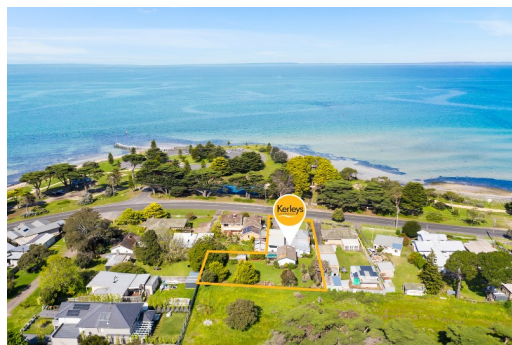
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Indicative Selling Price

\$2,000,000 - \$2,200,000

Median House Price

20/10/2021 - 19/10/2022: \$880,000



 5  2  4

Property Type: House (Previously

Occupied - Detached)

Land Size: 1490 sqm approx

Agent Comments

Overlooking the crystal blue waters of Indented Head's coastline, the only thing between your front door and the ocean's edge is a beautiful green strip of parkland and stunning sandy shore. Situated on a vast allotment spanning over 1400sqm

Comparable Properties

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 eighteen months.

Account - Kerleys Coastal RE | P: 03 52584100