

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

11 JUBILEE AVENUE 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

or range
between

\$695,000

&

\$755,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$840,000

Property type

House

Suburb

Indented Head

Period-from

01 Dec 2022

to

30 Nov 2023

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

5 FLINDERS STREET INDENTED HEAD VIC 3223	\$705,000	05-Sep-22
33 JUBILEE AVENUE INDENTED HEAD VIC 3223	\$725,000	29-May-23
4 IBBOTSON STREET INDENTED HEAD VIC 3223	\$780,000	14-Oct-22

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: 20 December 2023



**5 FLINDERS STREET INDENTED
HEAD VIC 3223**

2 2 1

Sold Price

\$705,000

Sold Date

05-Sep-22

Distance

0.17km



**33 JUBILEE AVENUE INDENTED
HEAD VIC 3223**

2 1 1

Sold Price

\$725,000

Sold Date

29-May-23

Distance

0.19km



**4 IBBOTSON STREET INDENTED
HEAD VIC 3223**

3 1 2

Sold Price

\$780,000

Sold Date

14-Oct-22

Distance

0.45km

RS = Recent sale

UN = Undisclosed Sale

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