

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

5 CAIRNES STREET 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

\$950,000

&

\$995,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$916,000

Property type

House

Suburb

Indented Head

Period-from

01 Apr 2022

to

31 Mar 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

45 MARTIN STREET INDENTED HEAD VIC 3223	\$862,500	21-Mar-23
437 HOOD ROAD INDENTED HEAD VIC 3223	\$995,000	21-Oct-22
32 ARLINGTON STREET PORTARLINGTON VIC 3223	\$900,000	17-Sep-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: 01 April 2023



45 MARTIN STREET INDENTED HEAD VIC 3223

4 2 5

Sold Price

^{RS} **\$862,500**

Sold Date

21-Mar-23

Distance

0.72km



437 HOOD ROAD INDENTED HEAD VIC 3223

4 2 4

Sold Price

\$995,000

Sold Date

21-Oct-22

Distance

1.1km



32 ARLINGTON STREET PORTARLINGTON VIC 3223

5 2 1

Sold Price

\$900,000

Sold Date

17-Sep-22

Distance

2.68km



14 SYLVESTER AVENUE ST LEONARDS VIC 3223

3 2 2

Sold Price

\$950,000

Sold Date

14-Oct-22

Distance

3.29km

RS = Recent sale UN = Undisclosed Sale

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