

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 25-27 Newport Cr, Indented Head Vic 3223
Including suburb or locality and postcode

Indicative selling price

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

Range between \$500,000 & \$540,000

Median sale price

Median price \$505,000 Property Type Vacant land Suburb Indented Head

Period - From 12/09/2021 to 11/09/2022 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 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
1	22 Seascape Dr INDENTED HEAD 3223	\$514,000	12/05/2022
2	26 Half Moon Cr INDENTED HEAD 3223	\$510,000	12/01/2022
3	16 Atlantic Dr INDENTED HEAD 3223	\$500,000	16/03/2022

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: 24/03/2023

25-27 Newport Cr, Indented Head Vic 3223



Property Type: Land
Land Size: 616 sqm approx
Agent Comments

Indicative Selling Price
\$550,000 - \$600,000
Median Land Price
12/09/2021 - 11/09/2022: \$505,000

Comparable Properties



22 Seascapes Dr INDENTED HEAD 3223 (REI/VG)

Agent Comments



Price: \$514,000
Method: Private Sale
Date: 12/05/2022
Property Type: Land
Land Size: 548 sqm approx

26 Half Moon Cr INDENTED HEAD 3223 (VG)

Agent Comments



Price: \$510,000
Method: Sale
Date: 12/01/2022
Property Type: Land
Land Size: 475 sqm approx

16 Atlantic Dr INDENTED HEAD 3223 (VG)

Agent Comments



Price: \$500,000
Method: Sale
Date: 16/03/2022
Property Type: Land
Land Size: 513 sqm approx

Account - RT Edgar | P: 03 52541688 | F: 03 52542933



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