

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

15 Seafarer 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

\$850,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

Property type

House

Suburb

Indented Head

Period-from

01 May 2020

to

30 Apr 2021

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

12 Yacht Court Indented Head VIC 3223	\$910,000	01-Nov-19
16 Martin Street Indented Head VIC 3223	\$825,000	18-Mar-20
752 Batman Road Indented Head VIC 3223	\$830,000	08-Nov-19

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: 03 May 2021



12 Yacht Court Indented Head VIC 3223

4 2 8

Sold Price

\$910,000

Sold Date

01-Nov-19

Distance

0.63km



16 Martin Street Indented Head VIC 3223

4 2 2

Sold Price

\$825,000

Sold Date

18-Mar-20

Distance

0.1km



752 Batman Road Indented Head VIC 3223

4 1 4

Sold Price

\$830,000

Sold Date

08-Nov-19

Distance

0.49km

RS = Recent sale

UN = Undisclosed Sale

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