

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

13 Valda 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

\$540,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$632,000

Property type

House

Suburb

Indented Head

Period-from

01 Jun 2019

to

31 May 2020

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

1 Batman Court Indented Head VIC 3223	\$595,000	26-Sep-19
29 Henderson Street Indented Head VIC 3223	\$590,000	18-Dec-18
19 Coach Road Indented Head VIC 3223	\$450,000	11-Oct-18

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: 16 June 2020



1 Batman Court Indented Head VIC 3223

Sold Price

\$595,000

Sold Date

26-Sep-19

5

2

2

Distance

0.15km



29 Henderson Street Indented Head VIC 3223

Sold Price

\$590,000

Sold Date

18-Dec-18

4

3

1

Distance

0.59km



19 Coach Road Indented Head VIC 3223

Sold Price

\$450,000

Sold Date

11-Oct-18

3

1

1

Distance

1.8km

RS = Recent sale

UN = Undisclosed Sale

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