

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

487 HOOD ROAD 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

\$880,000

Property type

House

Suburb

Indented Head

Period-from

01 Jan 2022

to

31 Dec 2022

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 WALPOLE AVENUE INDENTED HEAD VIC 3223	\$820,000	22-Oct-21
42 HENDERSON STREET INDENTED HEAD VIC 3223	\$840,000	29-Nov-22
13 ADAM STREET INDENTED HEAD VIC 3223	\$855,000	10-Jan-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: 13 January 2023



12 WALPOLE AVENUE INDENTED HEAD VIC 3223

Sold Price **\$820,000** Sold Date **22-Oct-21**

4 2 2

Distance **0.4km**



42 HENDERSON STREET INDENTED HEAD VIC 3223

Sold Price ^{RS} **\$840,000** Sold Date **29-Nov-22**

4 2 1

Distance **0.42km**



13 ADAM STREET INDENTED HEAD VIC 3223

Sold Price **\$855,000** Sold Date **10-Jan-22**

3 2 2

Distance **0.58km**

RS = Recent sale **UN** = Undisclosed Sale

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