

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 21 Ibbotson Street, Indented Head, VIC 3223

Indicative selling price

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

Single price \$725,000 or range between &

Median sale price

Median price \$810,000 Property type House Suburb INDENTED HEAD
Period - From 15/04/2023 to 14/04/2024 Source core_logic

Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	429 Ibbotson Street St Leonards Vic 3223	\$680,000	2023-09-04
2	161 Fenwick Street Portarlington Vic 3223	\$695,000	2023-02-03
3	11 Jubilee Avenue Indented Head Vic 3223	\$681,000	2024-02-18

This Statement of Information was prepared on: 15/04/2024

