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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

40-44 Ibbotson Street Indented Head VIC 3223

 6  4  4

Indicative Selling Price

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

Range between \$1,050,000 - \$1,150,000

Median Sale Price




\$563,000 Houses in Indented head between 01 Feb 2018 - 31 Jan 2019

Source: CoreLogic




Comparable Property Sales

These are the 3 properties sold within 5 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.






11-13 Sand Close Indented Head VIC 3223 Sold Price ^{RS} **\$1,200,000** Sold Date **03-Jan-19**
 3  2  6 Distance **0.55km**



33 Bluff Road St Leonards VIC 3223 Sold Price **\$1,150,000** Sold Date **02-Jan-18**
 6  3  3 Distance **3.93km**



22-24 Payne Street Portarlington VIC 3223 Sold Price ^{RS} **\$1,125,000** Sold Date **07-Feb-19**
 4  2  6 Distance **4.61km**

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

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