

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

66 Henderson Street 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

\$585,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$588,750

Property type

House

Suburb

Indented Head

Period-from

01 Nov 2018

to

31 Oct 2019

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

20 Jubilee Avenue Indented Head VIC 3223	\$587,500	19-Jun-19
29 Henderson Street Indented Head VIC 3223	\$590,000	18-Dec-18
70 Glenrana Drive Indented Head VIC 3223	\$590,000	27-Mar-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: 13 November 2019



**20 Jubilee Avenue Indented Head
 VIC 3223**

3 2 3

Sold Price

\$587,500

Sold Date

19-Jun-19

Distance

0.21km



**29 Henderson Street Indented Head
 VIC 3223**

4 3 1

Sold Price

\$590,000

Sold Date

18-Dec-18

Distance

0.3km



**70 Glenrana Drive Indented Head
 VIC 3223**

4 2 2

Sold Price

Sold Date

27-Mar-19

Distance

0.59km

RS = Recent sale UN = Undisclosed Sale

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