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STATEMENT OF INFORMATION

Prepared on 16 Feb 2019

Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

47 Henderson Street Indented Head VIC 3223

3 2 2

Indicative Selling Price

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

Range between $599,000 & $649,000

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.



6 Waterhouse Court Indented Head VIC 3223 Sold Price **$612,500** Sold Date **10-Sep-18**

4 2 2 Distance **0.53km**



7 Waterhouse Court Indented Head VIC 3223 Sold Price **$660,000** Sold Date **13-Apr-18**

3 2 2 Distance **0.54km**



6 Seamist Court Indented Head VIC 3223 Sold Price **$676,000** Sold Date **22-Nov-17**

4 2 2 Distance **0.87km**

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

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