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STATEMENT OF INFORMATION

Prepared on 31 Jul 2019

Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

273 The Esplanade Indented Head VIC 3223

3 2 4

Indicative Selling Price

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

Range between $900,000 & $990,000

Median Sale Price

$590,000 Houses in Indented head between 01 Jul 2018 - 30 Jun 2019

Source: CoreLogic

Comparable Property Sales

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.



399 The Esplanade St Leonards VIC 3223

3 2 4

Sold Price **$949,000** Sold Date **11-Feb-19**

Distance **2.25km**



11 Rhonda Avenue St Leonards VIC 3223

5 3 4

Sold Price RS **$920,000** UN Sold Date **10-May-19**

Distance **3.49km**



101 The Esplanade Portarlington VIC 3223

3 1 -

Sold Price **$890,000** Sold Date **07-Mar-18**

Distance **2.94km**

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

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