nevillerichards

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb or locality and postcode	47 Ibbotson Street, Indented Head, Vic 3223

Indicative selling price

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

Single price	$299,000

Median sale price

Median price	$200,000	Vacant Land	X	Suburb or locality	Indented Head
Period - From	01 Jan 2017	to	1 Dec 2017	Source	pricefinder

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.

Address of comparable property	Price	Date of sale
43 Ibbotson Street, Indented Head	$209,000	14/03/2017
39 Ibbotson Street, Indented Head	$209,000	13/03/2017
41 Ibbotson Street, Indented Head	$209,000	14/03/2017