

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 or locality and postcode

3/325 The Esplanade, Indented Head Vic 3223

Indicative selling price

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

Range between \$1,600,000 & \$1,700,000

Median sale price

Median price \$690,000 Property type House Suburb Indented Head

Period - From 01/01/2021 to 01/09/2021 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
181 The Esplanade, Indented Head	\$1,800,000	02/07/2021
168 The Esplanade, Indented Head	\$1,600,000	24/04/2021
254 The Esplanade, Indented Head	\$1,725,000	01/04/2021

This Statement of Information was prepared on: 1 September 2021