

## 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

11 Annmaree Drive Indented Head

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$\*\*\*\*\* or range between \$649,000 & \$685,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$640,500 \*House  \*Unit N/A Suburb or locality Indented Head

Period - From Oct 2017 to Oct 2018 Source Realestate.com.au

### Comparable property sales

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
1 27 Seascape Drive Indented Head 4 / 2 / 2	\$650,000	May 18
2 7 Waterhouse Crt Indented Head 3 / 2 / 3	\$660,000	April 2018
3 6 Seamist Crt Indented Head 4 / 2 / 2	\$676,000	Jan 2018