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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

15 Beachside Crescent Indented Head VIC 3223

 4  2  2

## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$610,000 - \$630,000













## 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.

	<b>7 Waterhouse Court Indented Head</b> VIC 3223	Sold Price	<b>\$660,000</b>	Sold Date	<b>13-Apr-18</b>
	 3  2  2			Distance	<b>0.31km</b>
	<b>6 Waterhouse Court Indented Head</b> VIC 3223	Sold Price	<b>\$612,500</b>	Sold Date	<b>10-Sep-18</b>
	 4  2  2			Distance	<b>0.32km</b>
	<b>58-60 Glenrana Drive Indented Head</b> VIC 3223	Sold Price	<b>\$605,000</b>	Sold Date	<b>18-Apr-18</b>
	 4  2  2			Distance	<b>0.56km</b>

RS = Recent sale

UN = Undisclosed Sale

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