

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 and postcode 3/3-5 Stephen Street, Riddells Creek, VIC 3431

Indicative selling price

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

Price Range

\$500,000

&

\$550,000

Median sale price

Median price

\$1,090,000

Property Type

House

Suburb

Riddells Creek (3431)

Period - From

30/06/2022

to

01/07/2023

Source

REIV

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
1/60 MAIN ROAD, RIDDELLS CREEK VIC 3431	\$580,000	09/09/2022
1/7-9 MAHONEYS ROAD, RIDDELLS CREEK VIC 3431	\$600,000	08/02/2023
9/3-5 STEPHEN STREET, RIDDELLS CREEK VIC 3431	\$550,000	07/07/2022

This Statement of Information was prepared on: 18/08/2023