

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

11 Edwards Street, Riddells Creek Vic 3431

Indicative selling price

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

Single price

\$685,000

Median sale price

Median price

\$667,500

House

X

Suburb or locality

Riddells Creek

Period - From

01/04/2016

to

31/03/2017

Source

REIV

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
18 Whittakers La RIDDELLS CREEK 3431	\$700,000	19/10/2016
2a Rangeview Dr RIDDELLS CREEK 3431	\$670,000	16/11/2016
5 Rangeview Dr RIDDELLS CREEK 3431	\$645,000	14/06/2016