



STATEMENT OF INFORMATION

19 EDWARDS STREET, RIDDELLS CREEK, VIC 3431

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STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



19 EDWARDS STREET, RIDDELLS CREEK, VIC 3431  4  2  2

Indicative Selling Price

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

Price Range: \$725,000 to \$765,000

Provided by: Wendi Turner, Red Creek Real Estate

MEDIAN SALE PRICE



RIDDELLS CREEK, VIC, 3431

Suburb Median Sale Price (House)

\$625,000

01 July 2017 to 31 December 2017

Provided by: 

COMPARABLE PROPERTIES

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.



3 OLD ORCHARD CRT, RIDDELLS CREEK, VIC  4  2  4

Sale Price

***\$700,000**

Sale Date: 13/02/2018

Distance from Property: 1.8km



14 FILMER PL, RIDDELLS CREEK, VIC 3431  4  2  5

Sale Price

***\$780,000**

Sale Date: 19/10/2017

Distance from Property: 699m



9 CHERITON DR, RIDDELLS CREEK, VIC 3431  5  2  2

Sale Price

***\$775,000**

Sale Date: 25/11/2017

Distance from Property: 930m



This report has been compiled on 21/03/2018 by Red Creek Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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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 and
postcode

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Indicative selling price

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Price Range:

\$725,000 to \$765,000

Median sale price

Median price

\$625,000

House

X

Unit

Suburb

RIDDELLS CREEK

Period

01 July 2017 to 31 December 2017

Source



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
3 OLD ORCHARD CRT, RIDDELLS CREEK, VIC 3431	*\$700,000	13/02/2018
14 FILMER PL, RIDDELLS CREEK, VIC 3431	*\$780,000	19/10/2017
9 CHERITON DR, RIDDELLS CREEK, VIC 3431	*\$775,000	25/11/2017