



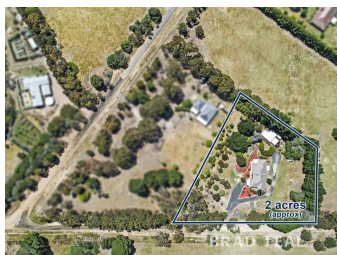
STATEMENT OF INFORMATION

30 ROYAL PARADE, RIDDELLS CREEK, VIC 3431

PREPARED BY WENDI TURNER , RED CREEK REAL ESTATE, PHONE: 0435770030

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



30 ROYAL PARADE, RIDGELLS CREEK,

 4  2  2

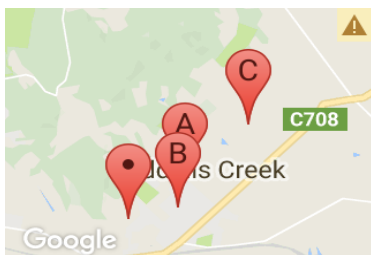
Indicative Selling Price

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

Price Range: \$895,000 to \$935,000

Provided by: Wendi Turner, Red Creek Real Estate

MEDIAN SALE PRICE



RIDGELLS 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.



125 SANDY CREEK RD, RIDGELLS CREEK, VIC

 4  2  4

Sale Price

\$885,000

Sale Date: 08/10/2017

Distance from Property: 1.9km



97 WHITTAKERS LANE, RIDGELLS CREEK, VIC

 4  2  4

Sale Price

****\$1,170,000**

Sale Date: 11/12/2017

Distance from Property: 1.3km



114 MOUNT CHARLIE RD, RIDGELLS CREEK,

 4  2  2

Sale Price

\$1,045,000

Sale Date: 04/10/2017

Distance from Property: 4.2km



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

30 ROYAL PARADE, RIDDELLS CREEK, VIC 3431

Indicative selling price

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

Price Range:

\$895,000 to \$935,000

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 |
|--|---------------|--------------|
| 125 SANDY CREEK RD, RIDDELLS CREEK, VIC 3431 | \$885,000 | 08/10/2017 |
| 97 WHITTAKERS LANE, RIDDELLS CREEK, VIC 3431 | **\$1,170,000 | 11/12/2017 |
| 114 MOUNT CHARLIE RD, RIDDELLS CREEK, VIC 3431 | \$1,045,000 | 04/10/2017 |