



STATEMENT OF INFORMATION

125 SANDY CREEK ROAD, 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



125 SANDY CREEK ROAD, RIDDELLS

 4  2  2

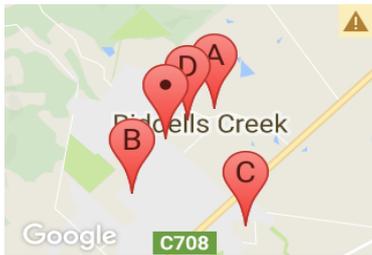
Indicative Selling Price

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

Price Range: **\$855,000 to \$895,000**

Provided by: Wendi Turner, Red Creek Real Estate

MEDIAN SALE PRICE



RIDDELLS CREEK, VIC, 3431

Suburb Median Sale Price (House)

\$568,750

01 July 2016 to 30 June 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.



11 STUART CRT, RIDDELLS CREEK, VIC 3431

 4  2  2

Sale Price

***\$853,000**

Sale Date: 03/08/2017

Distance from Property: 767m



2 DWYER CRT, RIDDELLS CREEK, VIC 3431

 4  3  3

Sale Price

***\$967,500**

Sale Date: 24/06/2017

Distance from Property: 905m



53 BLUEGUM CCT, RIDDELLS CREEK, VIC 3431

 4  2  4

Sale Price

***\$817,000**

Sale Date: 24/06/2017

Distance from Property: 1.6km



This report has been compiled on 19/09/2017 by Red Creek Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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143 GYRO CL, RIDDELLS CREEK, VIC 3431

 4  2  2

Sale Price

Price Withheld

Sale Date: 17/06/2017

Distance from Property: 397m



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

125 SANDY CREEK ROAD, RIDDELLS CREEK, VIC 3431

Indicative selling price

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

Price Range: \$855,000 to \$895,000

Median sale price

Median price \$568,750

House

Unit

Suburb

RIDDELLS CREEK

Period 01 July 2016 to 30 June 2017

Source

 pricfinder

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
11 STUART CRT, RIDDELLS CREEK, VIC 3431	*\$853,000	03/08/2017
2 DWYER CRT, RIDDELLS CREEK, VIC 3431	*\$967,500	24/06/2017
53 BLUEGUM CCT, RIDDELLS CREEK, VIC 3431	*\$817,000	24/06/2017
143 GYRO CL, RIDDELLS CREEK, VIC 3431	Price Withheld	17/06/2017