

## 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

1 Ranoch Court, Riddells Creek Vic 3431

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$760,000 & \$810,000

#### Median sale price

Median price \$670,000 House ☒ Unit ☐ Suburb or locality Riddells Creek

Period - From 01/07/2016 to 30/06/2017 Source REIV

#### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property for sale in the last eighteen 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 90 Amess Rd RIDDELLS CREEK 3431	\$815,000	18/05/2017
2 17 Plantation Rd RIDDELLS CREEK 3431	\$730,000	05/09/2017
3 5 Barclay PI RIDDELLS CREEK 3431	\$725,000	24/07/2017

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.~~