

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

12 Melvins Road, Riddells Creek Vic 3431

Indicative selling price

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

Range between \$465,000

&

\$510,000

Median sale price

Median price \$700,000

House

X

Unit

Suburb or locality

Riddells Creek

Period - From 01/10/2016

to

30/09/2017

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	6 Candlebark Ct RIDDELLS CREEK 3431	\$515,000	04/01/2017
2	11 Melvins Rd RIDDELLS CREEK 3431	\$510,000	07/11/2016
3	22 Melvins Rd RIDDELLS CREEK 3431	\$410,000	01/04/2017

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.