

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 and
postcode

108 Sandy Creek Road Riddells Creek VIC 3431

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$899,999

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$365,500

Property type

Land

Suburb

Riddells Creek

Period-from

01 Dec 2018

to

30 Nov 2019

Source

Corelogic

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 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

4 Garde Place Riddells Creek VIC 3431	\$1,075,000	07-Nov-18
76 Amess Road Riddells Creek VIC 3431	\$960,000	25-Oct-19
1603 Riddell Road Riddells Creek VIC 3431	\$840,000	28-Mar-19

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 18 months.~~

This Statement of Information was prepared on: 23 December 2019



4 Garde Place Riddells Creek VIC 3431

Sold Price

\$1,075,000

Sold Date

07-Nov-18

4



2



2

Distance

1.45km

76 Amess Road Riddells Creek VIC 3431

Sold Price

\$960,000

Sold Date

25-Oct-19

3



2



2

Distance

1.73km

1603 Riddell Road Riddells Creek VIC 3431

Sold Price

\$840,000

Sold Date

28-Mar-19

4



1



4

Distance

2.59km

RS = Recent sale

UN = Undisclosed Sale

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