



STATEMENT OF INFORMATION

1/1 MELVINS 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



1/1 MELVINS ROAD, RIDDELLS CREEK,

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Indicative Selling Price

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

Price Range: \$355,000 to \$385,000

Provided by: Wendi Turner, Red Creek Real Estate

MEDIAN SALE PRICE



RIDGELLS CREEK, VIC, 3431

Suburb Median Sale Price (Unit)

\$437,500

01 October 2017 to 31 March 2018

Provided by:  **pricefinder**

COMPARABLE PROPERTIES

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.

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	1/1 MELVINS ROAD, RIDDELLS CREEK, VIC 3431
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Indicative selling price

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Price Range:	\$355,000 to \$385,000
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Median sale price

Median price	\$437,500	House		Unit	X	Suburb	RIDDELLS CREEK
Period	01 October 2017 to 31 March 2018			Source			

Comparable property sales

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.