

# 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 181 McDonalds Lane, 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)

Price Range

\$1,400,000

&

\$1,520,000

### Median sale price

Median price

\$962,500

Property Type

House

Suburb

Riddells Creek (3431)

Period - From

01/01/2022

to

31/12/2022

Source

corelogic

### Comparable property sales

**A** These are two 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
46 HOWARD LANE RIDDELLS CREEK VIC 3431	\$1,475,000	11/08/2022
1448 RIDDELL ROAD RIDDELLS CREEK VIC 3431	\$1,400,000	03/11/2023

**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: 11/01/2023