

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 11 Sexton Street, Riddells Creek, VIC 3431

Indicative selling price

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

Price Range \$995,000 & \$1,090,000

Median sale price

Median price \$865,000 Property Type House Suburb Riddells Creek (3431)

Period - From 01/08/2022 to 31/07/2023 Source Corelogic

Comparable property sales

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
60 SOMERVILLE LANE, RIDDELLS CREEK VIC 3431	\$1,142,500	26/05/2023
4 BLUEGUM CIRCUIT, RIDDELLS CREEK VIC 3431	\$1,220,000	04/03/2023
4 GRANDVIEW CLOSE, RIDDELLS CREEK VIC 3431	\$1,090,000	24/05/2023

This Statement of Information was prepared on: 01/08/2023