

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

67 Racecourse Road, Riddells Creek Vic 3431

Indicative selling price

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

Range between

\$650,000

&

\$700,000

Median sale price

Median price

\$800,000

Property Type

House

Suburb

Riddells Creek

Period - From

01/01/2020

to

31/12/2020

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 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
1	25 Richardson St RIDDELLS CREEK 3431	\$770,000	24/09/2020
2	26 Filmer PI RIDDELLS CREEK 3431	\$685,000	19/02/2020
3	20 Bluegum Cirt RIDDELLS CREEK 3431	\$670,000	24/12/2020

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:

19/02/2021 10:46



Property Type: House (Previously Occupied - Detached)

Agent Comments

Indicative Selling Price

\$650,000 - \$700,000

Median House Price

Year ending December 2020: \$800,000

Comparable Properties

25 Richardson St RIDDELLS CREEK 3431 (VG) Agent Comments



Price: \$770,000

Method: Sale

Date: 24/09/2020

Property Type: House (Res)

Land Size: 1651 sqm approx

26 Filmer Pl RIDDELLS CREEK 3431 (VG)

Agent Comments



Price: \$685,000

Method: Sale

Date: 19/02/2020

Property Type: House (Res)

Land Size: 1000 sqm approx



20 Bluegum Cirt RIDDELLS CREEK 3431 (REI/VG)

Agent Comments



Price: \$670,000

Method: Private Sale

Date: 24/12/2020

Property Type: House

Land Size: 994 sqm approx