

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

243 Gyro Close 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

\$950,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$688,500

Property type

Farm

Suburb

Riddells Creek

Period-from

01 Sep 2019

to

31 Aug 2020

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

248 Gap Road Riddells Creek VIC 3431	\$1,100,000	11-May-20
108 Sandy Creek Road Riddells Creek VIC 3431	\$900,000	19-Jan-20
36 Sandy Creek Road Riddells Creek VIC 3431	\$950,000	28-Jan-20

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: 28 September 2020



248 Gap Road Riddells Creek VIC 3431

4 2 2

Sold Price

\$1,100,000

Sold Date

11-May-20

Distance

0.69km



108 Sandy Creek Road Riddells Creek VIC 3431

5 2 2

Sold Price

\$900,000

Sold Date

19-Jan-20

Distance

1.01km



36 Sandy Creek Road Riddells Creek VIC 3431

4 2 6

Sold Price

\$950,000

Sold Date

28-Jan-20

Distance

1.67km



115 Sandy Creek Road Riddells Creek VIC 3431

4 3 6

Sold Price

\$849,000

Sold Date

10-Mar-20

Distance

1.01km

RS = Recent sale

UN = Undisclosed Sale

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