

## 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

3 Old Orchard Court, 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)

Single price

\$729,000

#### Median sale price

Median price

\$735,000

House

X

Unit

Suburb or locality

Riddells Creek

Period - From

01/01/2017

to

31/12/2017

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 eighteen 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 Barclay PI RIDDELLS CREEK 3431	\$750,000	23/09/2016
2	17 Plantation Rd RIDDELLS CREEK 3431	\$730,000	05/09/2017
3	6 Richardson St RIDDELLS CREEK 3431	\$721,000	19/11/2016

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 eighteen months.