

## 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

38 Somerville 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) (\*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

\$710,000

Property type

House

Suburb

Riddells Creek

Period-from

01 Aug 2019

to

31 Jul 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

|                                              |           |           |
|----------------------------------------------|-----------|-----------|
| 71 Somerville Lane Riddells Creek VIC 3431   | \$815,000 | 03-Mar-20 |
| 5 Gibson Court Riddells Creek VIC 3431       | \$785,000 | 24-Jul-20 |
| 115 Sandy Creek Road Riddells Creek VIC 3431 | \$849,000 | 10-Mar-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: 24 August 2020



### 71 Somerville Lane Riddells Creek VIC 3431

Sold Price

RS

**\$815,000**

Sold Date

**03-Mar-20**

4



2



2

Distance

**0.33km**

### 5 Gibson Court Riddells Creek VIC 3431

Sold Price

RS

**\$785,000**

Sold Date

**24-Jul-20**

4



4



2

Distance

**0.58km**

### 115 Sandy Creek Road Riddells Creek VIC 3431

Sold Price

**\$849,000**

Sold Date

**10-Mar-20**

4



3



6

Distance

**1.08km**

RS = Recent sale

UN = Undisclosed Sale

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