

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

23 Cheriton Drive 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

or range
between

\$720,000

&

\$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

House

Suburb

Riddells Creek

Period-from

01 Apr 2020

to

31 Mar 2021

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

4 Cheriton Drive Riddells Creek VIC 3431	\$716,000	12-Nov-20
25 Richardson Street Riddells Creek VIC 3431	\$770,000	24-Sep-20
1 Bluegum Circuit Riddells Creek VIC 3431	\$735,000	21-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: 09 April 2021



4 Cheriton Drive Riddells Creek VIC 3431

Sold Price

\$716,000 Sold Date **12-Nov-20**

4 2 5

Distance **0.34km**



25 Richardson Street Riddells Creek VIC 3431

Sold Price

\$770,000 Sold Date **24-Sep-20**

4 2 2

Distance **0.42km**

Notes from your agent

Owners have embraced a country feel and modernised accordingly. A very warm appeal, even photographically. Use of stone and timber.



1 Bluegum Circuit Riddells Creek VIC 3431

Sold Price

\$735,000 Sold Date **21-Jan-20**

4 2 2

Distance **0.52km**

RS = Recent sale

UN = Undisclosed Sale

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