

## STATEMENT OF INFORMATION - Section 47AF of the Estate Agents Act 1980

Property offered for sale:

**5 Gibson Court, Riddells Creek Vic 3431**

Indicative Selling Price: \$798,000

for the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Median Sale Price: \$823,500

Property Type: House

Suburb: Riddells Creek

Source: RP Data

Period from : 12/9/18 to 12/9/19



Address of Comparable Property Sales:	Price	Date of Sale
97 Somerville Lane, Riddells Creek Vic 3431	\$905,000	December '18
55 Gyro Close, Riddells Creek Vic 3431	\$960,000	March '18
13 Plantation Road, Riddells Creek Vic 3431	\$720,000	February '19

*These are the three properties sold within 5 kilometres of the property for sale in the last 18 months that the estate agent or agents representative considers to be the most comparable to the property for sale.*

*This Statement of Information was prepared on: 12/09/2019*

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*Whilst all property information is provided in good faith, it is derived from a number of sources and is subject to change. All figures and dimensions are estimates.*

*Potential purchasers to complete appropriate due diligence and verify all information.*

*Kennedy & Hunt Real Estate takes no responsibility for any inaccuracies or errors contained therein.*