

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and postcode 21 Bluegum Circuit, Riddells Creek, VIC 3431

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$750,000

&

\$790,000

Median sale price

Median price

\$831,000

Property Type

House

Suburb

Riddells Creek (3431)

Period - From

16/04/2019

to

16/10/2019

Source

REA

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
20 FILMER PLACE, RIDDELLS CREEK VIC 3431	\$845,000	23/07/2019
26 BOLITHOS ROAD, RIDDELLS CREEK VIC 3431	\$695,000	22/05/2019
24 FILMER PLACE, RIDDELLS CREEK VIC 3431	\$687,000	05/08/2019

This Statement of Information was prepared on: 16/10/2019