



STATEMENT OF INFORMATION

66 CORNISH ROAD, RIDDELLS CREEK, VIC 3431

PREPARED BY WENDI TURNER, RED CREEK REAL ESTATE, PHONE: 0435770030

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



66 CORNISH ROAD, RIDDELLS CREEK,

 3  2  8

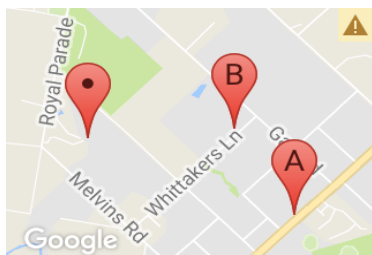
Indicative Selling Price

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

Price Range: \$995,000 to \$1,094,000

Provided by: Wendi Turner, Red Creek Real Estate

MEDIAN SALE PRICE



RIDDELLS CREEK, VIC, 3431

Suburb Median Sale Price (House)

\$650,000

01 October 2017 to 31 March 2018

Provided by: 

COMPARABLE PROPERTIES

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.



120 MAIN RD, RIDDELLS CREEK, VIC 3431

 4  2  1

Sale Price

***\$940,000**

Sale Date: 07/05/2018

Distance from Property: 1.5km



97 WHITTAKERS LANE, RIDDELLS CREEK, VIC

 4  2  4

Sale Price

****\$1,170,000**

Sale Date: 11/12/2017

Distance from Property: 966m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

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Indicative selling price

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Price Range:

\$995,000 to \$1094,000

Median sale price

Median price

\$650,000

House

X

Unit

Suburb

RIDDELLS CREEK

Period

01 October 2017 to 31 March 2018

Source



Comparable property sales

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.

Address of comparable property	Price	Date of sale
120 MAIN RD, RIDDELLS CREEK, VIC 3431	*\$940,000	07/05/2018
97 WHITTAKERS LANE, RIDDELLS CREEK, VIC 3431	**\$1,170,000	11/12/2017