

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 or
locality and postcode

19 Mt Charlie Road, Riddells Creek Vic 3431

Indicative selling price

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

Range between \$1,550,000

&

\$1,650,000

Median sale price

Median price \$800,000

Property Type House

Suburb Riddells Creek

Period - From 01/01/2020

to

31/12/2020

Source REIV

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 eighteen 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
1	90 Mount Charlie Rd RIDDELLS CREEK 3431	\$1,820,000	08/07/2020
2	18 Rivergum Rd RIDDELLS CREEK 3431	\$1,615,000	18/11/2020
3			

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 eighteen months.~~

This Statement of Information was prepared on:

08/02/2021 12:23



Property Type:

Agent Comments

Indicative Selling Price

\$1,550,000 - \$1,650,000

Median House Price

Year ending December 2020: \$800,000

Comparable Properties



90 Mount Charlie Rd RIDDELLS CREEK 3431
(REI/VG)

Agent Comments



Price: \$1,820,000

Method: Private Sale

Date: 08/07/2020

Property Type: House

Land Size: 105000 sqm approx



18 Rivergum Rd RIDDELLS CREEK 3431
(REI/VG)

Agent Comments



Price: \$1,615,000

Method: Private Sale

Date: 18/11/2020

Property Type: House

Land Size: 4875 sqm approx

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 eighteen months.