

## 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

49 Bluegum Circuit, Riddells Creek Vic 3431

#### Indicative selling price

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

Single price

\$799,000

#### Median sale price

Median price

\$1,010,000

House

X

Unit

Suburb or locality

Riddells Creek

Period - From

01/07/2018

to

30/06/2019

Source

REIV

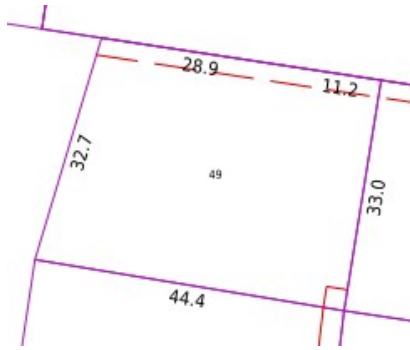
#### Comparable property sales (\*Delete A or B below as applicable)

**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	25 Rangeview Dr RIDDELLS CREEK 3431	\$850,000	28/03/2019
2	20 Filmer PI RIDDELLS CREEK 3431	\$845,000	23/07/2019
3	18 Cheriton Dr RIDDELLS CREEK 3431	\$845,000	16/09/2018

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.



**Rooms:**  
**Property Type:** Land  
**Agent Comments**

**Indicative Selling Price**  
\$799,000

**Median House Price**  
Year ending June 2019: \$1,010,000

## Comparable Properties

**25 Rangeview Dr RIDDELLS CREEK 3431 (VG)** Agent Comments



**Price:** \$850,000  
**Method:** Sale  
**Date:** 28/03/2019  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 1166 sqm approx



**20 Filmer PI RIDDELLS CREEK 3431 (REI)**

Agent Comments



**Price:** \$845,000  
**Method:** Private Sale  
**Date:** 23/07/2019  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 1032 sqm approx

**18 Cheriton Dr RIDDELLS CREEK 3431 (VG)**

Agent Comments



**Price:** \$845,000  
**Method:** Sale  
**Date:** 16/09/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 2000 sqm approx