



*Statement of Information*

Sections 47AF of the Estate Agents Act 1980

148 Main Road,  
RIDDELLS CREEK 3431

House



4 beds



2 baths



2 parking

Indicative selling price

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

**Single price \$795,000**

Median sale price

Median **House** for **RIDDELLS CREEK** for period **Oct 2016 - Oct 2017**  
Sourced from **Pricefinder**.

**\$585,000**

Comparable property sales

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

**2 SIMMS CRT**,  
RIDDELLS CREEK 3431

Price **\$740,000** Sold 15  
December 2016

**28 BARCLAY COURT**,  
RIDDELLS CREEK 3431

Price **\$750,000** Sold 23  
September 2016

**97 MAIN ROAD**,  
RIDDELLS CREEK 3431

Price **\$780,000** Sold 22  
October 2016

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

Contact agents



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