



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**55 Gyro Close,  
RIDDELLS CREEK 3431**

House

4 beds

2 baths

8 parking

### Indicative selling price

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

**Range \$920,000 - \$950,000**

### Median sale price

Median **House** for **RIDDELLS CREEK** for period **Sep 2016 - Sep 2017**

Sourced from **Pricefinder**.

**\$650,000**

### 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.

**143 Gyro Close,**  
Riddells Creek 3431

**Price \$945,000** Sold 15 June  
2017

**60 Amess Road,**  
Riddells Creek 3431

**Price \$899,000** Sold 18  
April 2017

**2 Dwyer Court,**  
Riddells Creek 3431

**Price \$967,500** Sold 24 June  
2017

### 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.

### Raine & Horne Gisborne

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### Contact agents



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**Raine & Horne**