



STATEMENT OF INFORMATION

204 GAP ROAD, RIDDELLS CREEK, VIC 3431

PREPARED BY JOSH ABDILLA, RED CREEK REAL ESTATE, PHONE: 0404361226

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



204 GAP ROAD, RIDGELLS CREEK, VIC

 4  2  6

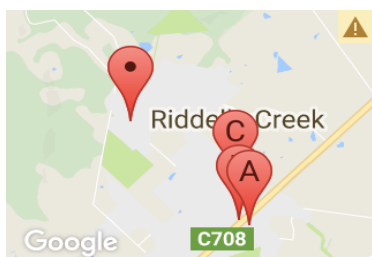
Indicative Selling Price

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

Price Range: \$800,000 to \$850,000

Provided by: Josh Abdilla, Red Creek Real Estate

MEDIAN SALE PRICE



RIDGELLS CREEK, VIC, 3431

Suburb Median Sale Price (House)

\$650,000

01 October 2017 to 31 March 2018

Provided by: 

COMPARABLE PROPERTIES

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



2 RICHARDSON ST, RIDGELLS CREEK, VIC 3431

 4  2  4

Sale Price

***\$809,000**

Sale Date: 19/04/2018

Distance from Property: 2.2km



148 MAIN RD, RIDGELLS CREEK, VIC 3431

 4  2  2

Sale Price

\$760,000

Sale Date: 16/02/2018

Distance from Property: 2km



1 RANOCH CRT, RIDGELLS CREEK, VIC 3431

 4  2  2

Sale Price

***\$760,000**

Sale Date: 11/01/2018

Distance from Property: 1.7km



This report has been compiled on 06/06/2018 by Red Creek Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

204 GAP ROAD, RIDDELLS CREEK, VIC 3431

Indicative selling price

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

Price Range:

\$800,000 to \$850000

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

These are the three properties sold within two kilometres of the property for sale in the last six 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
2 RICHARDSON ST, RIDDELLS CREEK, VIC 3431	*\$809,000	19/04/2018
148 MAIN RD, RIDDELLS CREEK, VIC 3431	\$760,000	16/02/2018
1 RANOCH CRT, RIDDELLS CREEK, VIC 3431	*\$760,000	11/01/2018