

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 and
postcode

Lot 13/12 GRANDVIEW CLOSE RIDDELLS CREEK VIC
3431

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

	or range between	\$640,000	&	\$680,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$60,000	Property type	Land	Suburb	Riddells Creek
Period-from	01 Oct 2021	to	30 Sep 2022	Source	Corelogic

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 18 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
11 RANGEVIEW DRIVE RIDDELLS CREEK VIC 3431	705250	16-Jun-22

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 18 months.

This Statement of Information was prepared on: 08 October 2022

Amanda Burt

P +61 (3) 9744 6334

M 0431 204 265

E amanda.burt@sunbury.rh.com.au



**11 RANGEVIEW DRIVE RIDGELLS
CREEK VIC 3431**

Sold Price

705250

Sold Date

16-Jun-22



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Distance

0.09km

RS = Recent sale

UN = Undisclosed Sale

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