

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

21 Racecourse Road,  
RIDDELLS CREEK 3431

House

  
2 beds

  
1 baths

  
1 parking

### Indicative selling price

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

**Range from \$ 399,000 - \$ 438,000**

### Median sale price

Median **House** for **Riddells Creek** for period **Jan 2016 - May 2017**  
Sourced from **Pricefinder**.

**\$ 567,500**

### 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.

**145 Main Road,**  
Riddells Creek 3431

**Price \$ 388,500** Sold 19 February 2016

**2 Stephen Street,**  
Riddells Creek 3431


**Price \$ 405,000** Sold 11 November 2016

**22 Melvins Road,**  
Riddells Creek 3431

**Price \$ 410,000** Sold 01 April 2017

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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