

## 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

23 GREY BOX GROVE RIDDELLS CREEK VIC 3431

### Indicative selling price

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

Single Price

or range  
between

\$1,635,000

&

\$1,695,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$857,500

Property type

House

Suburb

Riddells Creek

Period-from

01 Mar 2021

to

28 Feb 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

14 STUART COURT RIDDELLS CREEK VIC 3431	\$1,680,000	25-Sep-21
66 YAAMBA DRIVE RIDDELLS CREEK VIC 3431	\$1,700,000	01-Sep-21
66 AMESS ROAD RIDDELLS CREEK VIC 3431	\$1,600,000	17-Feb-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: 10 March 2022

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## 14 STUART COURT RIDDELLS CREEK VIC 3431

5 bedrooms 2 bathrooms 6 parking spaces

Sold Price **\$1,680,000** Sold Date **25-Sep-21**

Distance **1.06km**



## 66 YAAMBA DRIVE RIDDELLS CREEK VIC 3431

4 bedrooms 2 bathrooms 6 parking spaces

Sold Price **\$1,700,000** Sold Date **01-Sep-21**

Distance **1.6km**



## 66 AMESS ROAD RIDDELLS CREEK VIC 3431

5 bedrooms 3 bathrooms 12 parking spaces

Sold Price <sup>RS</sup> **\$1,600,000** Sold Date **17-Feb-22**

Distance **2.15km**

RS = Recent sale

UN = Undisclosed Sale

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