

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

87 BOLITHOS ROAD 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)

Single Price

\$1,695,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$557,500

Property type

Land

Suburb

Riddells Creek

Period-from

01 Mar 2024

to

28 Feb 2025

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

5 MISTY VIEW COURT GISBORNE VIC 3437	\$1,750,000	19-Oct-23
13 PONTVALE CLOSE GISBORNE VIC 3437	\$1,650,000	26-Sep-24
63 WILLOWBANK ROAD GISBORNE VIC 3437	\$1,630,000	29-May-24

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: 03 March 2025



5 MISTY VIEW COURT GISBORNE VIC 3437

 5  3  5

Sold Price

\$1,750,000

Sold Date

19-Oct-23

Distance

5.93km



13 PONTVALE CLOSE GISBORNE VIC 3437

 4  2  4

Sold Price

\$1,650,000

Sold Date

26-Sep-24

Distance

8.07km



63 WILLOWBANK ROAD GISBORNE VIC 3437

 4  2  6

Sold Price

\$1,630,000

Sold Date

29-May-24

Distance

7.76km

RS = Recent sale

UN = Undisclosed Sale

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