

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 51 PRINCESS STREET 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

or range
between

\$80,000

&

\$88,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$557,500

Property type

Land

Suburb

Riddells Creek

Period-from

01 May 2024

to

30 Apr 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

LOT 50 PRINCESS STREET RIDDELLS CREEK VIC 3431	\$60,000	14-Feb-25
LOT 29 PRINCESS STREET RIDDELLS CREEK VIC 3431	\$58,000	12-Feb-25
323 GAP ROAD RIDDELLS CREEK VIC 3431	\$68,000	14-Apr-25

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: 12 May 2025

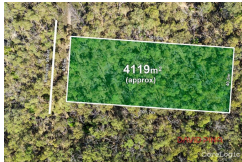


LOT 50 PRINCESS STREET RIDDELLS CREEK VIC 3431

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Sold Price **\$60,000** Sold Date **14-Feb-25**

Distance **0.04km**

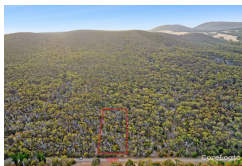


LOT 29 PRINCESS STREET RIDDELLS CREEK VIC 3431

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Sold Price **\$58,000** Sold Date **12-Feb-25**

Distance **0.24km**



323 GAP ROAD RIDDELLS CREEK VIC 3431

- - -

Sold Price ^{RS} **\$68,000** Sold Date **14-Apr-25**

Distance **0.3km**

RS = Recent sale **UN** = Undisclosed Sale

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