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	56 Rangeview Drive 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	$800,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$807,500	Property type	House	Suburb	Riddells Creek
Period-from	01 Feb 2020	to	31 Jan 2021	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
25 Bluegum Circuit Riddells Creek VIC 3431	$810,000	28-Oct-20
20 Bluegum Circuit Riddells Creek VIC 3431	$670,000	11-Dec-20
7 Filmer Place Riddells Creek VIC 3431	$847,500	25-Aug-20

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.~~

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25 Bluegum Circuit Riddells Creek VIC 3431

4 3 4

Sold Price **$810,000** Sold Date **28-Oct-20**

Distance **0.6km**

20 Bluegum Circuit Riddells Creek VIC 3431

4 2 4

Sold Price **$670,000** Sold Date **11-Dec-20**

Distance **0.64km**

7 Filmer Place Riddells Creek VIC 3431

4 2 2

Sold Price **$847,500** Sold Date **25-Aug-20**

Distance **0.77km**

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

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