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	164 Gyro Close 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	$900,000	&	$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$730,000	Property type	Farm	Suburb	Riddells Creek
Period-from	01 Mar 2019	to	29 Feb 2020	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
108 Sandy Creek Road Riddells Creek VIC 3431	$900,000	19-Jan-20
36 Sandy Creek Road Riddells Creek VIC 3431	$950,000	28-Jan-20
Wheelwrights Road Riddells Creek VIC 3431	$900,000	23-Sep-19

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: 23 March 2020

BRAD TEAL
CONSIDER IT DONE
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108 Sandy Creek Road Riddells Creek VIC 3431

5 2 2

Sold Price RS **$900,000** Sold Date **19-Jan-20**

Distance **0.66km**



36 Sandy Creek Road Riddells Creek VIC 3431

4 2 6

Sold Price **$950,000** Sold Date **28-Jan-20**

Distance **1.15km**



Wheelwrights Road Riddells Creek VIC 3431

- - -

Sold Price **$900,000** Sold Date **23-Sep-19**

Distance **2.77km**

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

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