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<br>Including suburb and postcode | 115 Gap 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 | $1,500,000 | ~~or range between~~ | | & | |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $311,500 | Property type | Land | Suburb | Riddells Creek |
| Period-from | 01 Jun 2020 | to | 31 May 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 |
|---|---|---|
| 69 Cornish Road Riddells Creek VIC 3431 | $1,550,000 | 14-Sep-20 |
| 54 Royal Parade Riddells Creek VIC 3431 | $1,550,000 | 14-Sep-20 |
| 222 Gyro Close Riddells Creek VIC 3431 | $1,125,000 | 04-Feb-21 |

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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**69 Cornish Road Riddells Creek VIC 3431**

4 4 6

Sold Price **$1,550,000** Sold Date **14-Sep-20**

Distance **0.86km**



**54 Royal Parade Riddells Creek VIC 3431**

4 4 6

Sold Price Sold Date **14-Sep-20**

Distance **0.98km**



**222 Gyro Close Riddells Creek VIC 3431**

4 2 4

Sold Price RS **$1,125,000** Sold Date **04-Feb-21**

Distance **1.47km**

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

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