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: 9 Wattle Grove, Riddells Creek, Victoria, 3431

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price: $ | or range between: $880,000 | & $950,000

Median sale price

Median price: $855,000 | Property type: *House* | Suburb: Riddells Creek

Period - From: 01/10/2020 | to: 30/09/2021 | Source: pricefinder.com.au

Comparable property sales

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
1 16 Bluegum Circuit, Riddells Creek	$915,000	01/06/2021
2 6 Wattle Grove, Riddells Creek	$995,000	23/08/2021
3 34 Rangeview Drive, Riddells Creek	$955,000	20/09/2021

This Statement of Information was prepared on: Friday 26th November, 2021