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: 4/34 Mahoneys Road, Riddell Creek, Victoria, 3431

Indicative selling price

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

Single price: $ | or range between: $620,000 | &: $660,000

Median sale price

Median price: $532,000 | Property type: *Townhouse* | Suburb: Riddells Creek

Period - From: December 2020 | to: December 2021 | Source: realestate.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 1/61 Mahoneys Road, Riddells Creek	$602,000	30/10/2021
2 1/48 Mahoneys Road, Riddells Creek	$610,000	06/02/2021
3 1/69 Mahoneys Road, Riddells Creek	$670,000	27/10/2021

This Statement of Information was prepared on: Tuesday 21st December, 2021