

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

Indicative selling price

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

Single price

Median sale price

Median price House Unit Suburb

Period - From to Source

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	3/48 Mahoneys Rd RIDDELLS CREEK 3431	\$440,000	06/06/2018
2	8 Stephen St RIDDELLS CREEK 3431	\$405,000	20/04/2018
3	5/57 Mahoneys Rd RIDDELLS CREEK 3431	\$400,000	05/09/2017

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



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Rooms:
Property Type: House
Agent Comments

Indicative Selling Price
\$455,000
Median House Price
Year ending December 2018: \$782,500

Comparable Properties

3/48 Mahoneys Rd RIDDELLS CREEK 3431 (VG) **Agent Comments**

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Price: \$440,000
Method: Sale
Date: 06/06/2018
Rooms: -
Property Type: Strata Unit/Flat



8 Stephen St RIDDELLS CREEK 3431 (VG) **Agent Comments**

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Price: \$405,000
Method: Sale
Date: 20/04/2018
Rooms: -
Property Type: Flat/Unit/Apartment (Res)

5/57 Mahoneys Rd RIDDELLS CREEK 3431 (VG) **Agent Comments**

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Price: \$400,000
Method: Sale
Date: 05/09/2017
Rooms: -
Property Type: Flat/Unit/Apartment (Res)