

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 or locality and postcode
 49 Bluegum Circuit, Riddells Creek Vic 3431

Indicative selling price

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

Range between \$845,000 & \$895,000

Median sale price

Median price \$875,000 House Unit Suburb or locality Riddells Creek

Period - From 01/04/2018 to 31/03/2019 Source REIV

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 eighteen 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	120-122 Main Rd RIDDELLS CREEK 3431	\$940,000	07/05/2018
2	18 Cheriton Dr RIDDELLS CREEK 3431	\$845,000	16/09/2018
3	3 Bluegum Cirt RIDDELLS CREEK 3431	\$805,000	21/08/2018

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 eighteen months.~~