

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
 61 Racecourse Road, Riddells Creek Vic 3431

Indicative selling price

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

Range between \$580,000 & \$630,000

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

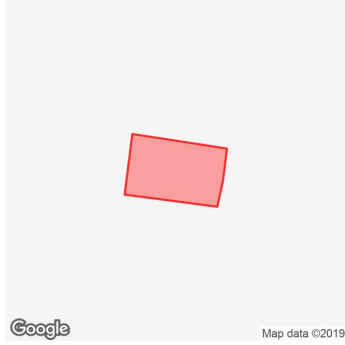
Comparable property sales (*Delete A or B below as applicable)

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	5 Sutherlands Rd RIDDELLS CREEK 3431	\$625,000	03/03/2018
2	10 Larter Ct RIDDELLS CREEK 3431	\$620,000	14/03/2018
3	6 Filmer PI RIDDELLS CREEK 3431	\$560,000	10/07/2018

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.



Rooms:
Property Type: Land
Land Size: 1183 sqm approx
Agent Comments

Indicative Selling Price
\$580,000 - \$630,000
Median House Price
Year ending March 2019: \$875,000

Comparable Properties

5 Sutherlands Rd RIDDELLS CREEK 3431 (REI/VG)

Agent Comments



Price: \$625,000
Method: Auction Sale
Date: 03/03/2018
Rooms: -
Property Type: House (Res)
Land Size: 1184 sqm approx

10 Larter Ct RIDDELLS CREEK 3431 (VG)

Agent Comments



Price: \$620,000
Method: Sale
Date: 14/03/2018
Rooms: -
Property Type: House (Res)
Land Size: 1009 sqm approx

6 Filmer Pl RIDDELLS CREEK 3431 (VG)

Agent Comments



Price: \$560,000
Method: Sale
Date: 10/07/2018
Rooms: -
Property Type: House (Res)
Land Size: 1109 sqm approx