

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

2A Rangeview Drive, Riddells Creek

Indicative selling price

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

\$1,150,000

or range between

&

Median sale price

Median price

\$1,155,000

Property type

House

Suburb

Riddells Creek

Period - From

January
2023

to

December
2023

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
2B Rangeview Drive, Riddells Creek	\$1,250,000	29/12/2023
161 Main Road, Riddells Creek	\$1,200,000	26/10/2023
4 Grandview Close, Riddells Creek	\$1,090,000	04/05/2023

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 18 months.

This Statement of Information was prepared on: 18 January 2024