

# 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 8 Rivergum Road, Riddells Creek Vic 3431  
Including suburb or locality and postcode

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,100,000

### Median sale price

Median price \$1,115,000

Property Type House

Suburb Riddells Creek

Period - From 01/07/2021

to 30/06/2022

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 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	141 Sutherlands Rd RIDDELLS CREEK 3431	\$1,175,000	20/04/2022
2	112 Gap Rd RIDDELLS CREEK 3431	\$1,100,000	01/10/2021
3	213 Gap Rd RIDDELLS CREEK 3431	\$1,030,000	26/08/2022

**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 18 months.~~

This Statement of Information was prepared on:

03/10/2022 10:40



**Rooms:** 8  
**Property Type:** lifestyle property  
**Land Size:** 6473 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$1,100,000  
**Median House Price**  
Year ending June 2022: \$1,115,000

## Comparable Properties



**141 Sutherlands Rd RIDDELLS CREEK 3431 (REI/VG)**

Agent Comments



**Price:** \$1,175,000  
**Method:** Private Sale  
**Date:** 20/04/2022  
**Property Type:** House  
**Land Size:** 10100 sqm approx



**112 Gap Rd RIDDELLS CREEK 3431 (VG)**

Agent Comments



**Price:** \$1,100,000  
**Method:** Sale  
**Date:** 01/10/2021  
**Property Type:** Hobby Farm < 20 ha (Rur)  
**Land Size:** 4086 sqm approx



**213 Gap Rd RIDDELLS CREEK 3431 (REI)**

Agent Comments



**Price:** \$1,030,000  
**Method:** Private Sale  
**Date:** 26/08/2022  
**Property Type:** House  
**Land Size:** 20234.30 sqm approx