



# STATEMENT OF INFORMATION

8 CHERITON DRIVE, RIDDELLS CREEK, VIC 3431
PREPARED BY WENDI TURNER, RED CREEK REAL ESTATE, PHONE: 0435770030



### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 8 CHERITON DRIVE, RIDDELLS CREEK, 🕮 4 🕒 2 🚓 5







**Indicative Selling Price** 

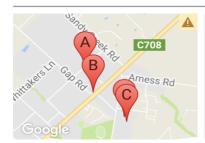
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$725,000 to \$765,000

Provided by: Wendi Turner, Red Creek Real Estate

### **MEDIAN SALE PRICE**



# **RIDDELLS CREEK, VIC, 3431**

**Suburb Median Sale Price (House)** 

\$650,000

01 October 2017 to 31 March 2018

Provided by: **pricefinder** 

### **COMPARABLE PROPERTIES**

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.



19 EDWARDS ST, RIDDELLS CREEK, VIC 3431







Sale Price

\*\$773,000

Sale Date: 18/04/2018

Distance from Property: 859m





148 MAIN RD, RIDDELLS CREEK, VIC 3431







Sale Price

\*\$760,000

Sale Date: 05/03/2018

Distance from Property: 543m





9 CHERITON DR, RIDDELLS CREEK, VIC 3431







**Sale Price** 

\$775.000

Sale Date: 29/11/2017

Distance from Property: 74m



# Statement of Information

# Single residential property located outside the Melbourne metropolitan area

# **Sections 47AF of the Estate Agents Act 1980**

#### Property offered for sale

Address Including suburb and postcode	8 CHERITON DRIVE, RIDDELLS CREEK, VIC 3431
---	--

## Indicative selling price

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

Price Range: \$725,000 to \$765,000

### Median sale price

Median price	\$650,000	House	Χ	Unit		Suburb	RIDDELLS CREEK
Period	01 October 2017 to 31 March 2018		Source	e	pricefinder		

### 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
19 EDWARDS ST, RIDDELLS CREEK, VIC 3431	*\$773,000	18/04/2018
148 MAIN RD, RIDDELLS CREEK, VIC 3431	*\$760,000	05/03/2018
9 CHERITON DR, RIDDELLS CREEK, VIC 3431	\$775,000	29/11/2017