



STATEMENT OF INFORMATION

8 CHERITON DRIVE, RIDDELLS CREEK, VIC 3431

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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: 

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

 4  2  4

Sale Price

***\$773,000**

Sale Date: 18/04/2018

Distance from Property: 859m



148 MAIN RD, RIDDELLS CREEK, VIC 3431

 4  2  2

Sale Price

***\$760,000**

Sale Date: 05/03/2018

Distance from Property: 543m



9 CHERITON DR, RIDDELLS CREEK, VIC 3431

 5  2  2

Sale Price

\$775,000

Sale Date: 29/11/2017

Distance from Property: 74m



This report has been compiled on 20/04/2018 by Red Creek Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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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

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

Median sale price

Median price

\$650,000

House

Unit

Suburb

RIDDELLS CREEK

Period

01 October 2017 to 31 March 2018

Source

pricfinder

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