



## STATEMENT OF INFORMATION

55 GAP ROAD, 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



**55 GAP ROAD, RIDGELLS CREEK, VIC**

 4  2  4

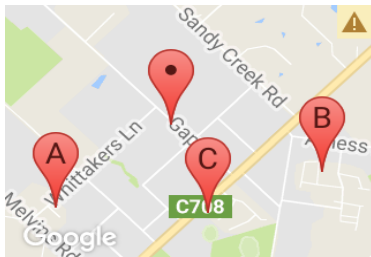
Indicative Selling Price

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

Price Range: **\$710,000 to \$760,000**

Provided by: Wendi Turner, Red Creek Real Estate

## MEDIAN SALE PRICE



**RIDGELLS CREEK, VIC, 3431**

Suburb Median Sale Price (House)

**\$566,250**

01 July 2016 to 30 June 2017

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.



**9 WHITTAKERS LANE, RIDGELLS CREEK, VIC**

 4  2  4

Sale Price

**\$700,000**

Sale Date: 21/10/2016

Distance from Property: 969m



**53 BLUEGUM CCT, RIDGELLS CREEK, VIC 3431**

 4  2  4

Sale Price

**\*\$817,000**

Sale Date: 24/06/2017

Distance from Property: 1km



**97 MAIN RD, RIDGELLS CREEK, VIC 3431**

 4  2  3

Sale Price

**\$780,000**

Sale Date: 22/10/2016

Distance from Property: 686m



This report has been compiled on 23/08/2017 by Red Creek Real Estate. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://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

55 GAP ROAD, RIDDELLS CREEK, VIC 3431

### Indicative selling price

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

Price Range: \$710,000 to \$760,000

### Median sale price

Median price \$566,250

House

Unit

Suburb

RIDDELLS CREEK

Period 01 July 2016 to 30 June 2017

Source



### 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
9 WHITTAKERS LANE, RIDDELLS CREEK, VIC 3431	\$700,000	21/10/2016
53 BLUEGUM CCT, RIDDELLS CREEK, VIC 3431	*\$817,000	24/06/2017
97 MAIN RD, RIDDELLS CREEK, VIC 3431	\$780,000	22/10/2016