



## STATEMENT OF INFORMATION

5 SOMERVILLE LANE, RIDDELLS CREEK, VIC 3431

PREPARED BY JOSH ABDILLA , RED CREEK REAL ESTATE, PHONE: 0404361226

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**5 SOMERVILLE LANE, RIDGELLS CREEK,**  3  1  2

### Indicative Selling Price

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

Price Range: **\$500,000 to \$530,000**

Provided by: Josh Abdilla , Red Creek Real Estate

## MEDIAN SALE PRICE



**RIDGELLS CREEK, VIC, 3431**

Suburb Median Sale Price (House)

**\$610,000**

01 January 2017 to 31 December 2017

Provided by: 

## COMPARABLE PROPERTIES

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.



**12 MELVINS RD, RIDGELLS CREEK, VIC 3431**  3  2  2

Sale Price

**Price Withheld**

Sale Date: 15/11/2017

Distance from Property: 159m



## 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

5 SOMERVILLE LANE, RIDDELLS CREEK, VIC 3431

### Indicative selling price

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Price Range: \$500,000 to \$530,000

### Median sale price

Median price

\$610,000

House

Unit

Suburb

RIDDELLS CREEK

Period

01 January 2017 to 31 December 2017

Source

pricfinder

### Comparable property sales

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.

Address of comparable property

Price

Date of sale

12 MELVINS RD, RIDDELLS CREEK, VIC 3431

Price Withheld

15/11/2017