



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**1,2 & 6/ 7 Gap Road,  
RIDDELLS CREEK 3431**

### Indicative selling price

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

**Range \$480,000 - \$500,000**

### Median sale price

Median **House** for **RIDDELLS CREEK** for period **Dec 2017 - Dec 2018**

Sourced from **PRICEFINDER**.

**\$760,000**

### Comparable property sales

These are the three properties sold within five kilo metres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**5,2 EGAN ST REET,  
RIDDELLS CREEK 3431**

Price **\$495,000** Sold 01  
December 2017

**4/42 MAHONEYS ROAD,  
RIDDELLS CREEK 3431**

Price **\$450,000** Sold 20  
February 2018

**2/42 MAHONEYS ROAD,  
RIDDELLS CREEK 3431**

Price **\$445,000** Sold 27  
March 2018

This Statement of Information was prepared on 16th Sep 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from PRICEFINDER.

House



3 beds



2 baths



1 parking

### Raine & Horne Gisborne

42 Brantome St,  
Gisborne VIC 3437

### Contact agents



**Ken Grech**  
Raine and Horne

035428 4007  
0418 509 710

[ken.grech@gisborne.rh.com.au](mailto:ken.grech@gisborne.rh.com.au)

**Raine&Horne.**