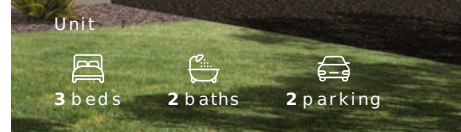


## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**Unit 5/ 40 Mahoneys 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)

**Single price \$515,000**

### Median sale price

Median **Unit** for **RIDDELLS CREEK** for period **Sep 2017 - Sep 2018**

Sourced from **PRICEFINDER..**

**\$415,000**

### 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.

<b>3/48 MAHONEYS ROAD,</b> RIDDELLS CREEK 3431	Price <b>\$440,000</b> Sold 06 June 2018
<b>5/48 MAHONEYS ROAD,</b> RIDDELLS CREEK 3431	Price <b>\$425,000</b> Sold 04 August 2017
<b>1/48 MAHONEYS ROAD,</b> RIDDELLS CREEK 3431	Price <b>\$440,000</b> Sold 29 April 2017

This Statement of Information was prepared on 18th 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..

### Raine & Horne Gisborne

42 Brantome St,  
Gisborne VIC 3437

### Contact agents



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**Raine&Horne.**