

## Statement of Information

### Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address 112 Mcdonalds Lane, Riddells Creek

#### Indicative selling price

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

Single price  or range between  &

#### Median sale price

Median price  Property type  Suburb

Period - From  to  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
225 Palmer Road, Sunbury	\$1,540,000	13/03/2024
1270 Riddell Road, Sunbury	\$1,400,000	21/05/2024
20 Martin Court, Bolinda	\$1,547,000	09/04/2024

This Statement of Information was prepared on: