



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**5/48 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)

**Range \$495,000 - \$525,000**

### Median sale price

Median **House** for **RIDDELLS CREEK** for period **Oct 2018 - Apr 2019**  
Sourced from [realestate.com.au](http://realestate.com.au).

**\$745,000**

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

|   |   |
|---|---|
| <b>2/17 Richardson Street,</b><br>Riddells Creek 3431 | <b>Price \$525,000</b> Sold 29<br>November 2018 |
| <b>1/17 Richardson Street,</b><br>Riddells Creek 3431 | <b>Price \$525,000</b> Sold 29<br>November 2018 |
| <b>4/27 Mahoneys Road,</b><br>Riddells Creek 3431     | <b>Price \$520,000</b> Sold 25 May<br>2019      |

This Statement of Information was prepared on 10th Oct 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 [realestate.com.au](http://realestate.com.au).

House



3 beds



2 baths



2 parking

### Leading Real Estate Sunbury

Shop 3, 2 Brook Street,  
Sunbury VIC 3429

### Contact agents



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