

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 or
locality and postcode

1A Murray Street Mirboo North Vic 3871

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price

\$*

or range between

\$455,000.00

&

\$475,000.00

Median sale price

(*Delete house or unit as applicable)

Median price

\$340,000.00

*House

*

Suburb
or locality

Mirboo North

Period - From

to 08/08/2017

Source

realestate.com

Comparable property sales (*Delete A or B below as applicable)

A* 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

1 9 Grey Road Mirboo North Vic 3871	\$490,000	18/03/2017
2 4 Golf Links Drive Mirboo North 3871	\$425,000	09/02/2017
3 3 Elizabeth Court Mirboo North 3871	\$410,000	24/03/2017

OR

B* 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.