

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**7 JEPSON COURT, MIRBOO NORTH, VIC**

🛏️ 4 🍷 2 🚗 4

Indicative Selling PriceFor the meaning of this price see consumer.vic.au/underquoting**Price Range:**

Provided by: Alan Steenholdt, Alex Scott Leongatha

MEDIAN SALE PRICE

**MIRBOO NORTH, VIC, 3871**

Suburb Median Sale Price (House)

\$345,000

01 July 2016 to 30 June 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.

**9 GREY RD, MIRBOO NORTH, VIC 3871**

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Sale Price

\$490,000

Sale Date: 18/03/2017

Distance from Property: 2.6km

**1 JEPSON CRT, MIRBOO NORTH, VIC 3871**

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Sale Price

\$635,000

Sale Date: 29/10/2016

Distance from Property: 113m

**19 OLD THORPDALE RD, MIRBOO NORTH, VIC**

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Sale Price

\$550,000

Sale Date: 20/05/2016

Distance from Property: 328m

**This report has been compiled on 04/07/2017 by Alex Scott Leongatha. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au**

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**30 WELLS RD, MIRBOO NORTH, VIC 3871**

4 2 4

Sale Price

\$530,000

Sale Date: 15/02/2016

Distance from Property: 865m

**4 GOLF LINKS DR, MIRBOO NORTH, VIC 3871**

3 2 7

Sale Price

\$425,000

Sale Date: 30/12/2016

Distance from Property: 1.2km

**18 JOSEPHINE CRES, MIRBOO NORTH, VIC**

3 2 4

Sale Price

\$520,000

Sale Date: 23/09/2016

Distance from Property: 1.2km

**71 THORPDALE RD, MIRBOO NORTH, VIC**

3 2 2

Sale Price

\$580,000

Sale Date: 15/07/2016

Distance from Property: 395m



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 and
postcode

7 JEPSON COURT, MIRBOO NORTH, VIC 3871

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

Median sale price

Median price

\$345,000

House

Unit

Suburb

MIRBOO NORTH

Period

01 July 2016 to 30 June 2017

Source

pricfinder

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
9 GREY RD, MIRBOO NORTH, VIC 3871	\$490,000	18/03/2017
1 JEPSON CRT, MIRBOO NORTH, VIC 3871	\$635,000	29/10/2016
19 OLD THORPDALE RD, MIRBOO NORTH, VIC 3871	\$550,000	20/05/2016
30 WELLS RD, MIRBOO NORTH, VIC 3871	\$530,000	15/02/2016

4 GOLF LINKS DR, MIRBOO NORTH, VIC 3871	\$425,000	30/12/2016
18 JOSEPHINE CRES, MIRBOO NORTH, VIC 3871	\$520,000	23/09/2016
71 THORPDALE RD, MIRBOO NORTH, VIC 3871	\$580,000	15/07/2016