

## Statement of Information

Section 47AF of the Estate Agents Act 1980

# Property offered for sale 2 Eveline Court, MIRBOO NORTH 3871

### Indicative selling price

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

**Range \$355,000 - \$365,000**

### Median sale price

Median **House** for **MIRBOO NORTH** for period **Feb 2018 - Feb 2018**  
Sourced from **realestate.com.au**.

**\$385,000**

### 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 the most comparable to the property for sale.

**5 Brennan Street,**  
Mirboo North 3871

Price **\$360,000** Sold 18  
October 2018

**10 Balding Street,**  
Mirboo North 3871

Price **\$380,000** Sold 30  
August 2018

**30 Grand Ridge East,**  
Mirboo North 3871

Price **\$320,000** Sold 14 May  
2018

This Statement of Information was prepared on 16th 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 [realestate.com.au](http://realestate.com.au).

House



4 beds



2 baths



2 parking

### Stockdale & Leggo Mirboo North

96 Ridgway,  
Mirboo North VIC 3871

### Contact agents



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