



Statement of Information

Sections 47AF of the Estate Agents Act 1980

25 Balding Street,
MIRBOO NORTH 3871

House

3 beds

2 baths

4 parking

Indicative selling price

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

Single price \$365,000

Median sale price

Median **House** for **MIRBOO NORTH** for period **Sep 2017 - Sep 2018**
Sourced from **Realestate.com.au**.

\$320,000

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.

18-20 Peacock Street,
Mirboo North 3871

Price **\$398,000** Sold 28
August 2018

4 Fary Court,
Mirboo North 3871

Price **\$390,000** Sold 03 July
2018

14 Eldon Court,
Mirboo North 3871

Price **\$349,000** Sold 22 May
2018

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.

Stockdale & Leggo Mirboo North

96 Ridgway,
Mirboo North VIC 3871

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