



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 15-17 Grand Ridge East, MIRBOO NORTH 3871

House



3 beds



2 baths



3 parking

### Indicative selling price

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

**Single price \$370,000**

### Median sale price

Median **House** for **MIRBOO NORTH** for period **Nov 2018 - Nov 2018**

Sourced from **realestate.com**.

**\$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.

**10 Balding Street,**  
Mirboo North 3871

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

**26 Peacock Street,**  
Mirboo North 3871

Price **\$385,000** Sold 15  
January 2018

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

Price **\$320,000** Sold 14 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**.

### Stockdale & Leggo Mirboo North

96 Ridgway,  
Mirboo North VIC 3871

### Contact agents



**Emma Evans**  
Stockdale & Leggo

5668 1300  
0437 911 676  
[emma.evans@stockdaleleggo.com.au](mailto:emma.evans@stockdaleleggo.com.au)