

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

13 Bourke Street, Mirboo North Vic 3871

Indicative selling price

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

Single price \$297,500

Median sale price*

Median price

House

Unit

Suburb or locality

Mirboo North

Period - From

to

Source

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 eighteen 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	58 Baromi Rd BAROMI 3871	\$289,000	18/05/2018
2	22 Ridgway MIRBOO NORTH 3871	\$270,000	23/02/2018
3	1 Farmer St MIRBOO NORTH 3871	\$245,000	10/12/2018

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 eighteen months.

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 1090 sqm approx

Agent Comments

Indicative Selling Price

\$297,500

No median price available

Comparable Properties

58 Baromi Rd BAROMI 3871 (VG)

Agent Comments



Price: \$289,000

Method: Sale

Date: 18/05/2018

Rooms: -

Property Type: House (Res)

Land Size: 1012 sqm approx



22 Ridgway MIRBOO NORTH 3871 (VG)

Agent Comments



Price: \$270,000

Method: Sale

Date: 23/02/2018

Rooms: -

Property Type: House (Res)

Land Size: 1157 sqm approx

1 Farmer St MIRBOO NORTH 3871 (VG)

Agent Comments



Price: \$245,000

Method: Sale

Date: 10/12/2018

Rooms: -

Property Type: House (Res)

Land Size: 1168 sqm approx