



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**50 Wells Road,  
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 \$520,000 - \$540,000**

### Median sale price

Median **House** for **MIRBOO NORTH** for period **Jun 2017 - Jun 2018**

Sourced from [realestate.com.au](http://realestate.com.au).

**\$283,250**

### 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.

**6 Jepson Court,**  
Mirboo North 3871

**Price \$532,000** Sold 22 May 2018

**40 Murray Street,**  
Mirboo North 3871

**Price \$580,000** Sold 14 February 2018

**2 Scott Court,**  
Mirboo North 3871

**Price \$490,000** Sold 04 October 2017

### 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



4 parking

### Stockdale & Leggo Mirboo North

96 Ridgway,  
Mirboo North VIC 3871

### Contact agents



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Stockdale & Leggo

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