



## Statement of Information

Section 47AF of the Estate Agents Act 1980

### Property offered for sale 7 Jepson 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)

**Single price \$630,000**

#### Median sale price

Median **Residential** for **MIRBOO NORTH** for period **Oct 2019 - Oct 2019**  
Sourced from **realestate.com**.

**\$373,000**

#### 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.

**36 Nilan Drive,**  
Mirboo North 3871

**Price \$582,500** Sold 22  
November 2019

**106-116 Baromi Road,**  
Mirboo North 3871

**Price \$555,000** Sold 05  
December 2018

**25-27 Josophine Crescent,**  
Mirboo North 3871

**Price \$580,000** Sold 07  
September 2018

This Statement of Information was prepared on 26th Nov 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](http://realestate.com).

#### Stockdale & Leggo Mirboo North

96 Ridgway,  
Mirboo North VIC 3871

#### Contact agents



**Emma Evans**  
Stockdale & Leggo

5668 1300  
0437911 676  
[emma.evans@stockdaleleggo.com.au](mailto:emma.evans@stockdaleleggo.com.au)