

## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**3645 GRAND RIDGE 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)

**Single price \$598,000**

### Median sale price

Median **House** for **MIRBOO NORTH** for period **Jun 2019 - Jun 2019**

Sourced from **Real Estate.com.au**.

**\$380,000**

### Comparable property sales

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 18 months

This Statement of Information was prepared on 16th Sep 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 Real Estate.com.au.

House

3 beds

1 baths

4 parking

### Elders Real Estate Leongatha/Koomburra

16 McCartin Street Leongatha 3953,  
Ph 03 5662 3523,  
11 Commercial St Koomburra VIC  
3950

### Contact agents



**Jean O'Loughlin**  
Elders

0428 571 083  
[jean.oloughlin@elders.com.au](mailto:jean.oloughlin@elders.com.au)



**Don Olden**  
Elders

0417805 312  
[don.olden@elders.com.au](mailto:don.olden@elders.com.au)

