

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 and
postcode

1830 GRAND RIDGE ROAD MIRBOO VIC 3871

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$950,000

or range
between

&

Median sale price

Important advice about the median sale price: 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*.

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 18 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

340 MOUNT BEST TIN MINE ROAD TOORA NORTH VIC 3962	\$720,000	19-Nov-24
420 DUMBALK EAST-STONY CREEK ROAD DUMBALK VIC 3956	-	27-Jul-24
15 HOLTS ROAD HAZELWOOD SOUTH VIC 3840	\$649,000	04-Apr-24

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 18 months.~~

This Statement of Information was prepared on: 23 July 2025



340 MOUNT BEST TIN MINE ROAD TOORA NORTH VIC 3962

Sold Price

\$720,000

Sold Date

19-Nov-24



3



1



2

Distance

14.48km



420 DUMBALK EAST-STONY CREEK ROAD DUMBALK VIC 3956

Sold Price

- Sold Date

27-Jul-24



3



1



2

Distance

15.74km



15 HOLTS ROAD HAZELWOOD SOUTH VIC 3840

Sold Price

\$649,000

Sold Date

04-Apr-24



3



1



2

Distance

21.91km

RS = Recent sale

UN = Undisclosed Sale

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