

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3 RAILWAY STREET, VIOLET TOWN, VIC

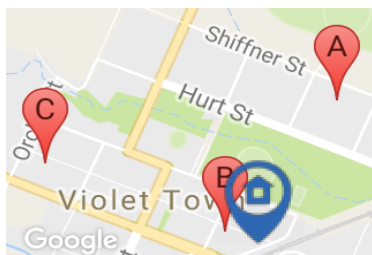
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Indicative Selling Price

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

\$239,500

SUBURB MEDIAN



VIOLET TOWN, VIC, 3669

Suburb Median Sale Price (House)

\$230,000

01 April 2016 to 31 March 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



57 SHIFFNER ST, VIOLET TOWN, VIC 3669

3 1 3

Sale Price

***\$269,500**

Sale Date: 16/05/2017

Distance from Property: 587m



5 HYACINTH ST, VIOLET TOWN, VIC 3669

3 1 6

Sale Price

\$250,000

Sale Date: 18/01/2017

Distance from Property: 120m



58 MARYS LANE, VIOLET TOWN, VIC 3669

3 2 1

Sale Price

***\$285,000**

Sale Date: 03/01/2017

Distance from Property: 768m



This report has been compiled on 18/05/2017 by Brian J Howe Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3 RAILWAY STREET, VIOLET TOWN, VIC 3669

Indicative selling price

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

Single Price / Range

\$239,500

Median sale price

Median price

\$230,000

House

X

Unit

Suburb

VIOLET TOWN

Period

01 April 2016 to 31 March 2017

Source



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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
57 SHIFFNER ST, VIOLET TOWN, VIC 3669	*\$269,500	16/05/2017
5 HYACINTH ST, VIOLET TOWN, VIC 3669	\$250,000	18/01/2017
58 MARYS LANE, VIOLET TOWN, VIC 3669	*\$285,000	03/01/2017