

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**13 TULIP STREET, VIOLET TOWN, VIC**

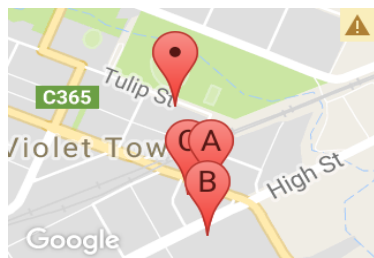
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**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range:**

## MEDIAN SALE PRICE



**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.



**6 COWSLIP ST, VIOLET TOWN, VIC 3669**

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**Sale Price**

**\*\$128,000**

Sale Date: 12/05/2017

Distance from Property: 342m



**209 HIGH ST, VIOLET TOWN, VIC 3669**

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**Sale Price**

**\$105,000**

Sale Date: 14/11/2016

Distance from Property: 481m



**1 DAHLIA ST, VIOLET TOWN, VIC 3669**

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**Sale Price**

**\$150,000**

Sale Date: 30/03/2016

Distance from Property: 324m



This report has been compiled on 20/06/2017 by Brian J Howe Real Estate. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://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

13 TULIP STREET, VIOLET TOWN, VIC 3669

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range:

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
6 COWSLIP ST, VIOLET TOWN, VIC 3669	*\$128,000	12/05/2017
209 HIGH ST, VIOLET TOWN, VIC 3669	\$105,000	14/11/2016
1 DAHLIA ST, VIOLET TOWN, VIC 3669	\$150,000	30/03/2016