

Statement of Information 19 Lily St Violet Town

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

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

(*Delete single price or range as applicable)

Single price \$310,000.00

or range between \$-----

&

\$-----

Median sale price

(*Delete house or unit as applicable)

Median price \$242,000

*House

x

*unit

Suburb
or locality Violet Town

Period - From 30/4/2018

to 30/4/2018

Source Realestate.com.au

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last six months/18 months* that the estate agent or agent's representative considers to be most comparable to the property for sale. (*Delete as applicable)

Address of comparable property	Price	Date of sale
1 57 Shiffner St Violet Town	\$285,000	22/2/2018
2 67 Hurt Street Violet Town	\$315,000	21/10/2017
3 37 Shiffner Street Violet Town	\$310,000	28/4/2018