

# Statement of Information      11 McDIARMIDS ROAD VIOLET TOWN

## Internet advertising for Single Residential Property 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](http://consumer.vic.gov.au/underquoting)  
(\*Delete single price or range as applicable)

Single price  or range between \$  & \$

### Median sale price

Median price  House   Suburb or locality

Period - From  to  Source

**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

**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.