

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 or
locality and postcode

85 Old Violet Street, IRONBARK, VIC, 3550

Indicative selling price

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

Single price

\$ 550,000

or range between

\$

&

\$

Median sale price

Median price

\$ 0

House

Unit

Suburb
or locality

Period - From

17/02/2018

to

17/02/2018

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

Address of comparable property	Price	Date of sale
1 2/60A HONEYSUCKLE STREET, IRONBARK VIC 3550	\$ 552,500	26/09/2017
2 3/60A HONEYSUCKLE STREET, IRONBARK VIC 3550	\$ 552,500	09/09/2017
3 2/71 LILAC STREET, IRONBARK VIC 3550	\$ 445,000	05/04/2017