



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**17 Shiffner Street,  
VIOLET TOWN 3669**

House



4 beds



1 baths



2 parking

### Indicative selling price

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

**Single price \$285,000**

### Median sale price

Median **House** for **Violet town** for period **Dec 2012 - Jun 2017**

Sourced from [homesales.com.au](http://homesales.com.au).

**\$262,236**

### Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**1 Baird street,** Price **\$252,500** Sold 30 June 2017  
Violet Town 3669

**57 Shiffner street,** Price **\$269,500** Sold 16 May 2017  
Violet Town 3669

**65 Hurt street,** Price **\$315,000** Sold 10 April 2014  
Violet Town 3669

### Contact agents

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Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from [homesales.com.au](http://homesales.com.au).