



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**35 Tulip Street,  
VIOLET TOWN 3669**

House

3 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 \$230,000**

### Median sale price

Median **House** for **VIOLET TOWN** for period **Sep 2018 - Sep 2019**

Sourced from **Pricefinder**.

**\$295,000**

### 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 the most comparable to the property for sale.

**67 Tulip Street,**  
Violet Town 3669

**Price \$250,000** Sold 02 July  
2019

**242 High Street,**  
Violet Town 3669

**Price \$212,000** Sold 05 April  
2019

**5 Daglia Street,**  
Violet Town 3669

**Price \$215,000** Sold 11  
February 2019

This Statement of Information was prepared on 4th Nov 2019

### Additional Information

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 Pricefinder.

### Rodwells Ruralco - Hume Region

53 Ryley Street,  
Wangaratta VIC 3677

### Contact agents

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