

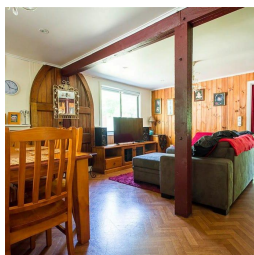
STATEMENT OF INFORMATION

258 HIGH STREET, VIOLET TOWN, VIC 3669

PREPARED BY TEAGAN KUBEIL, NUTRIEN HARCOURTS EUROA

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



258 HIGH STREET, VIOLET TOWN, VIC

 3  2  3

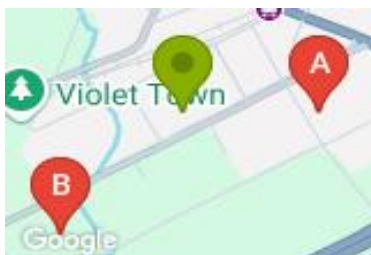
Indicative Selling Price

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

Price Range: \$440,000 to \$475,000

Provided by: Teagan Kubeil, Nutrien Harcourts Euroa

MEDIAN SALE PRICE



VIOLET TOWN, VIC, 3669

Suburb Median Sale Price (House)

\$575,000

01 January 2024 to 31 December 2024

Provided by: 

COMPARABLE PROPERTIES

The estate agent or agents representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.



43 MEAKINS AVE, VIOLET TOWN, VIC 3669

 3  1  4

Sale Price

***\$600,000**

Sale Date: 17/10/2024

Distance from Property: 454m



315 HIGH ST, VIOLET TOWN, VIC 3669

 2  1  1

Sale Price

****\$390,000**

Sale Date: 21/02/2025

Distance from Property: 605m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

258 HIGH STREET, VIOLET TOWN, VIC 3669

Indicative selling price

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

Price Range:

\$440,000 to \$475,000

Median sale price

Median price

\$575,000

Property type

House

Suburb

VIOLET TOWN

Period

01 January 2024 to 31 December 2024

Source



Comparable property sales

The estate agent or agents representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

Address of comparable property	Price	Date of sale
43 MEAKINS AVE, VIOLET TOWN, VIC 3669	*\$600,000	17/10/2024
315 HIGH ST, VIOLET TOWN, VIC 3669	**\$390,000	21/02/2025

This Statement of Information was prepared on: 11/03/2025