

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1B Reynolds Grove Romsey VIC 3434

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price or range between &

Median sale price

(*Delete house or unit as applicable)

Median Price Property type Suburb
Period-from to Source

Comparable property sales (*Delete A or B below as applicable)

A* 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
11 Reynolds Grove Romsey VIC 3434	\$470,000	06-Feb-20
1C Metcalfe Drive Romsey VIC 3434	\$465,000	06-Nov-18
34 Murphy Street Romsey VIC 3434	\$445,000	14-Dec-18

OR

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.~~

This Statement of Information was prepared on: 20 February 2020



11 Reynolds Grove Romsey VIC 3434

Sold Price

^{RS} **\$470,000**

Sold Date **06-Feb-20**

3 2 1

Distance **0.19km**



1C Metcalfe Drive Romsey VIC 3434

Sold Price

\$465,000

Sold Date **06-Nov-18**

3 2 4

Distance **1.19km**



34 Murphy Street Romsey VIC 3434

Sold Price

\$445,000

Sold Date **14-Dec-18**

3 1 3

Distance **1.4km**

RS = Recent sale

UN = Undisclosed Sale

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