

STATEMENT OF INFORMATION

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Indicative selling price

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

(*Delete single price or range as applicable)

Single price \$498,000 or range between \$* & \$

Median sale price

(*Delete house or unit as applicable)

Median price \$553,000 *House *unit Suburb or locality Romsey

Period - From 01/01/2018 to 24/01/2019 Source Pricefinder

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

A* These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last last six months/18 months* that the estate agent or agent's representative considers to be most comparable to the property for sale. (*Delete as applicable)

| Address of comparable property | Price | Date of sale |
|--------------------------------|-----------|--------------|
| 1 9B Susanne Crt, Romsey | \$485,000 | 15/12/2018 |
| 2 28 Wrixon St, Romsey | \$440,000 | 7/09/2018 |
| 3 14 William St, Romsey | \$575,000 | 1/9/2018 |

OR

~~**B*** **Either** — The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months*.~~

~~**Or** — 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*.~~

(*Delete as applicable)