

## 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 or locality and postcode

49 Tickawarra Road, Romsey Vic 3434

#### Indicative selling price

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

Range between \$900,000 & \$950,000

#### Median sale price

Median price \$595,000 House  Unit  Suburb or locality Romsey

Period - From 01/01/2018 to 31/12/2018 Source REIV

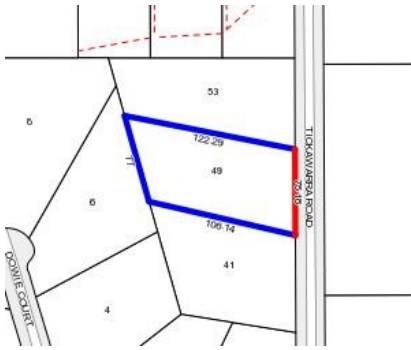
#### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property for sale in the last eighteen 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
1	2983 Melbourne Lancefield Rd ROMSEY 3434	\$1,510,000	02/12/2017
2	142 Barry St ROMSEY 3434	\$880,000	14/02/2018
3	21 Ewing Dr ROMSEY 3434	\$750,000	17/09/2018

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 eighteen months.



**Rooms:**  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 1 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$900,000 - \$950,000  
**Median House Price**  
 Year ending December 2018: \$595,000

## Comparable Properties



**2983 Melbourne Lancefield Rd ROMSEY 3434** Agent Comments  
 (REI/VG)



**Price:** \$1,510,000  
**Method:** Auction Sale  
**Date:** 02/12/2017  
**Rooms:** 12  
**Property Type:** House (Res)  
**Land Size:** 8985 sqm approx



**142 Barry St ROMSEY 3434 (REI/VG)** Agent Comments



**Price:** \$880,000  
**Method:** Sold Before Auction  
**Date:** 14/02/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 13355 sqm approx

**21 Ewing Dr ROMSEY 3434 (VG)** Agent Comments



**Price:** \$750,000  
**Method:** Sale  
**Date:** 17/09/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 2152 sqm approx