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	50 Couzens Lane 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	$299,000	&	$328,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$340,000	Property type	Land	Suburb	Romsey
Period-from	01 Sep 2018	to	31 Aug 2019	Source	Corelogic

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
46 Couzens Lane Romsey VIC 3434	$315,000	13-Jul-19
148 Knox Road Romsey VIC 3434	$360,000	12-Jan-19
47 Casuarina Drive Romsey VIC 3434	$310,000	30-Mar-19

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: 16 September 2019

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BRAD TEAL
CONSIDER IT DONE
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46 Couzens Lane Romsey VIC 3434 Sold Price **$315,000** Sold Date **13-Jul-19**

\- - 2 Distance **0.04km**



148 Knox Road Romsey VIC 3434 Sold Price **$360,000** Sold Date **12-Jan-19**

\- - - Distance **1.84km**



47 Casuarina Drive Romsey VIC 3434 Sold Price **$310,000** Sold Date **30-Mar-19**

4 2 2 Distance **1.96km**

RS = Recent sale **UN** = Undisclosed Sale

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