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	4/27 Murphy Street 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	$400,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$462,500	Property type	Unit	Suburb	Romsey
Period-from	01 Apr 2020	to	31 Mar 2021	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
4/1 Stawell Street Romsey VIC 3434	$419,000	24-Jul-20
4/76 Barry Street Romsey VIC 3434	-	25-Feb-21
2/17 Regan Drive Romsey VIC 3434	$430,000	05-Nov-20

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: 21 April 2021

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4/1 Stawell Street Romsey VIC 3434

2 2 1

Sold Price **$419,000** Sold Date **24-Jul-20**

Distance **0.27km**



4/76 Barry Street Romsey VIC 3434

2 1 1

Sold Price RS **-** Sold Date **25-Feb-21**

Distance **0.28km**



2/17 Regan Drive Romsey VIC 3434

2 2 1

Sold Price **$430,000** Sold Date **05-Nov-20**

Distance **1.09km**

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

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