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	3-4 Cypress Court 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	$690,000	&	$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$585,000	Property type	House	Suburb	Romsey
Period-from	01 Sep 2019	to	31 Aug 2020	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
8 Francis Close Romsey VIC 3434	$725,000	05-Jun-20
9 Hereford Way Romsey VIC 3434	$800,000	10-Feb-20
12 Robb Drive Romsey VIC 3434	$720,000	19-Jun-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: 18 September 2020

CONSUMER AFFAIRS VICTORIA

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8 Francis Close Romsey VIC 3434 Sold Price RS **$725,000** Sold Date **05-Jun-20**

4 2 3 Distance **0.24km**



9 Hereford Way Romsey VIC 3434 Sold Price **$800,000** Sold Date **10-Feb-20**

4 2 2 Distance **0.87km**



12 Robb Drive Romsey VIC 3434 Sold Price **$720,000** Sold Date **19-Jun-19**

4 2 2 Distance **0.91km**

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

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