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: Lot 171, 12 Magnolia Drive, Romsey, Victoria, 3434

Indicative selling price

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

Single price: $ | or range between: $395,000 | & $420,000

Median sale price

Median price: $300,000 | Property type: *Land* | Suburb: Romsey

Period - From: 02/10/2019 to: 02/10/2020 | Source: pricefinder.com.au

Comparable property sales

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
3 Main Road, Romsey	$390,000	04/05/2020
3 Francis Close, Romsey	$395,000	01/09/2020
2B Bowkett Close, Romsey	$375,000	25/09/2020

This Statement of Information was prepared on: 2nd October, 2020