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	11 Clover Court, Romsey, Victoria 3434

Indicative selling price

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

	or range between	$795,000	&	$865,000

Median sale price

Median price	$780,000	Property type	House	Suburb	Romsey
Period - From	Apr 2023	to	Mar 2024	Source	Pricefinder

Comparable property sales

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
1. 15 Sullivan Court, Romsey	$966,000	25/07/2023
2. 18 Triandra Avenue, Romsey	$930,000	23/02/2024
3. 55 Shaw Drive, Romsey	$940,000	01/05/2023

This Statement of Information was prepared on: 26th July 2024