

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

52 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

\$270,000

&

\$280,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$307,500

Property type

Land

Suburb

Romsey

Period-from

01 Mar 2019

to

29 Feb 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

| | | |
|-------------------------------------|-----------|-----------|
| 9 Maple Drive Romsey VIC 3434 | \$292,500 | 25-Jul-19 |
| 11 Maple Drive Romsey VIC 3434 | \$292,500 | 14-Nov-19 |
| 1 Liquidamber Drive Romsey VIC 3434 | \$290,000 | 14-Sep-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: 19 March 2020

**9 Maple Drive Romsey VIC 3434**

Sold Price

\$292,500

Sold Date

25-Jul-19

4
 2
 -

Distance

2.35km**11 Maple Drive Romsey VIC 3434**

Sold Price

Sold Date

14-Nov-19

-
 -
 -

Distance

2.37km**1 Liquidamber Drive Romsey VIC 3434**

Sold Price

\$290,000

Sold Date

14-Sep-19

4
 2
 2

Distance

2.39km

RS = Recent sale

UN = Undisclosed Sale

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