

**STATEMENT OF INFORMATION****Internet advertising for  
single residential property located within or outside the  
Melbourne metropolitan area****Sections 47AF of the *Estate Agents Act 1980*****Indicative selling price**

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

(\*Delete single price or range as applicable)

Single price \$\* 345,000 or range between \$\* \_\_\_\_\_ & \$ \_\_\_\_\_**Median sale price**

(\*Delete house or unit as applicable)

Median price \$ 321,000 \*House ☐ \*unit ☒ Suburb or locality RomseyPeriod - From 1-1-16 to 19-6-17 Source Pricefinder**Comparable property sales (\*Delete A or B below as applicable)**

A\* These are the three properties sold within two kilometres/five kilometres\* of the property for sale in the last last six months/18 months\* that the estate agent or agent's representative considers to be most comparable to the property for sale. (\*Delete as applicable)

Address of comparable property	Price	Date of sale
1 <u>4/128 Barry St, Romsey</u>	<u>\$ 340,000</u>	<u>26/5/17</u>
2 <u>16/97B Barry St, Romsey</u>	<u>\$ 320,000</u>	<u>27/3/17</u>
3 <u>6/3 Regon Dr, Romsey</u>	<u>\$ 335,000</u>	<u>17/5/16</u>

OR

- B\* Either The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months\*.
- Or 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\*.

(\*Delete as applicable)