

## 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 \$395,000 or range between \$\* & \$

#### Median sale price

(\*Delete house or unit as applicable)

Median price \$540,000 \*House ☒ \*unit ☐ Suburb or locality Romsey

Period - From 01/01/2018 to 23/07/2018 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 14 Roger St, Romsey          | \$410,000 | 05/09/2017   |
| 2 3/39 Main St, Lancefield     | \$419,000 | 27/02/2018   |
| 3 17 White Ave, Romsey         | \$422,000 | 13/07/2018   |

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)