

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

49 MAIN STREET 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

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

Suburb

Romsey

Period-from

01 Sep 2023

to

31 Aug 2024

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

68-70 MAIN STREET ROMSEY VIC 3434	\$910,000	22-Aug-24
10 DESMOND CRESCENT ROMSEY VIC 3434	\$928,000	14-Mar-24
156 BARRY STREET ROMSEY VIC 3434	\$900,000	08-Jul-24

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: 26 September 2024



68-70 MAIN STREET ROMSEY VIC 3434

Sold Price

^{RS} \$910,000 ^{UN}

Sold Date 22-Aug-24

3 1 2

Distance 0.28km



10 DESMOND CRESCENT ROMSEY VIC 3434

Sold Price

\$928,000

Sold Date 14-Mar-24

4 2 2

Distance 1km



156 BARRY STREET ROMSEY VIC 3434

Sold Price

\$900,000

Sold Date 08-Jul-24

3 2 2

Distance 1.02km



3 LIQUIDAMBER DRIVE ROMSEY VIC 3434

Sold Price

\$930,000

Sold Date 15-Apr-24

4 2 2

Distance 1.14km



140 KNOX ROAD ROMSEY VIC 3434

Sold Price

\$960,000

Sold Date 23-Apr-24

3 2 2

Distance 1.26km



24 CLOVER COURT ROMSEY VIC 3434

Sold Price

^{RS} \$965,000

Sold Date 06-Aug-24

4 2 2

Distance 1.64km

RS = Recent sale

UN = Undisclosed Sale

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