

## 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 \$ 449,000 or range between \$\* \_\_\_\_\_ & \$ \_\_\_\_\_

#### Median sale price

(\*Delete house or unit as applicable)

Median price \$ 455,000 \*House ☒ \*unit ☐ Suburb or locality Romsey

Period - From 1-1-17 to 20-6-17 Source Price Finder

#### 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>12 Old Farm Way, Romsey</u>	\$ <u>455,000</u>	<u>20-9-16</u>
2 <u>34 Metcalfe Dr, Romsey</u>	\$ <u>420,000</u>	<u>3-3-17</u>
3 <u>31 Coleraine Dr, Romsey</u>	\$ <u>435,000</u>	<u>4-2-17</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)