

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

11 Casuarina Drive 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

\$775,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

House

Suburb

Romsey

Period-from

01 Oct 2020

to

30 Sep 2021

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

19 Bella Vista Place Romsey VIC 3434	\$805,000	30-Aug-21
34 Triandra Avenue Romsey VIC 3434	\$780,000	21-Jul-21
15 Triandra Avenue Romsey VIC 3434	\$776,500	21-May-21

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: 12 October 2021



19 Bella Vista Place Romsey VIC 3434

 4  2  2

Sold Price

^{RS} **\$805,000**

Sold Date

30-Aug-21

Distance

0.12km



34 Triandra Avenue Romsey VIC 3434

 4  2  2

Sold Price

^{RS} **\$780,000** ^{UN}

Sold Date

21-Jul-21

Distance

0.25km



15 Triandra Avenue Romsey VIC 3434

 4  2  4

Sold Price

\$776,500

Sold Date

21-May-21

Distance

0.43km



26 Regan Drive Romsey VIC 3434

 4  2  4

Sold Price

\$792,000

Sold Date

12-Apr-21

Distance

0.82km

RS = Recent sale

UN = Undisclosed Sale

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