

T/A Chess Property Consultants 102 Main Street Romsey VIC 3434 Tel: 03 5429 5544 Fax: 03 5429 6699 Agent No: 068243L



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STATEMENT OF INFORMATION

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

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Property offered f	or sale	
Addres	s 4 A White Avenue, Romsey VIC 3434	
Including suburb o locality and postcod		
Indicative selling	price	
For the meaning of this	price see consumer.vic.gov.au/underquo	ting (*Delete single price or range as applicable)
Single price \$325,	000 or range between	<u>\$*</u> & <u>\$</u>
Median sale price		
Median price \$300,0	00 Property Type Vacant L	Suburb or and Locality Romsey
Period - From <u>2/4/202</u>	20 to 2/10/2020	Source Price Finder
Comparable prop	erty sales (*Delete A or B below	as applicable)

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the **A*** estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 2B Bowkett Close, Romsey	\$375,000	25/9/2020
2 18 Lauder Place, Romsey	\$342,000	3/3/2020
3 30 Reynolds Grove, Romsey	\$320,000	8/7/2020

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_B*	The estate agent or agent's representative reasonably believes that fewer t	han three comparable properties were
	dota maini into talomodos of the property for date in the last to menale.	
	This Statement of Information was prepared on:	2/10/2020

reaforms.com.au 4A White Ave, Romsey