

STATEMENT OF INFORMATION

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Unit 8/1 Roger St
 Romsey
 Including suburb or 3434
 locality and postcode

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 \$420000 _____ & \$460000 _____

Median sale price

Median price \$417500 _____ Property Type Unit _____ Suburb or Locality Romsey _____
 Period - From 3/12/2018 _____ to 4/01/2020 _____ Source Pricefinder _____

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
1	\$	
2	\$	
3	\$	

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: 4/1/2020