

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 8 Francis Close, Romsey VIC 3434

Including suburb or
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 \$740,000 or range between \$* & \$

Median sale price

Median price \$493,000 Property Type House Suburb or Locality Romsey

Period - From 14/10/2018 to 14/04/2020 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 15 WRIXON STREET, ROMSEY, VIC 3434	\$773,000	02/03/2020
2 4 DRAY CLOSE, ROMSEY, VIC 3434	\$702,500	17/03/2020
3 23 CASUARINA DRIVE, ROMSEY, VIC 3434	\$699,000	23/01/2020

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: 14/04/2020