



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

Email: info@chessproperty.com.au VR028 © Lawsoft Pty Ltd

## STATEMENT OF INFORMATION

## Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

P	ron	ρrtγ	offer	ha	for	sal	ما
	เบม	GILV	Ullei	чu	IUI	Sai	œ

Property off	ered for sale	е			
	Address Unit 4	4, 1 Stawell Street, Romsey VIC 3	3434		
Including s locality and p					
Indicative se	elling price				
For the meaning	g of this price se	ee consumer.vic.gov.au/underquo	oting (*Delete singl	e price or range as ap	plicable)
Single price	e \$422,000	or range between	\$*	& <u>\$*</u>	
Median sale	price				
Median price	\$410,000	Property Type Unit	Subu Loc	rb or cality Romsey	
Period - From	12/12/2018	to 12/06/2020	Source PriceF	inder	
Comparable	property sa	ales (*Delete A or B below	v as applicable	e)	

**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 11/97B Barry Street, Romsey, VIC 3434	\$395,000	12/08/2019
2 5/76 Barry Street, Romsey VIC 3434	\$427,500	1/11/2019
3 1/128 Barry Street, Romsey VIC 3434	\$\$425,000	06/11/2019

$\sim$	
u	П

_R*	<u>The estate agent or agent's representative reasonably believes that fewer t</u>	han three comparable properties were.
_	The details agont of agont o representative reasonably believed that remain	man unico comparable propertico were
	sold within five kilometres of the property for sale in the last 18 months	
	Total William Tive Milemetres of the property for sale in the last to months.	

This Statement of Information was prepared on: | 12/06/2020