

Affiliate of SAA

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

## Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

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maic	cative seiling price						
For the	ne meaning of this price see consumer.	vic.gov.au/	underquoting				
(*Dele	ete single price or range as applicable)						
	Single price \$413,500	o <del>r rang</del>	e between _ <del>\$*</del>				
Medi	ian sale price						
(*Dele	ete house or unit as applicable)						
	Median price <u>\$558,500</u> *H	louse X	* <del>unit                                    </del>	or locality	Romsey		
	Period - From 01/01/2018 to	04/03/201	9 Source	e Pricefin	der		
Com	nparable property sales (*Dele	te A or E	B below as applic	able)			
Δ*	These are the three properties sold	within	five kilometres	3	of the nro	nerty for sale i	n the

that the estate agent or agent's representative considers to be most comparable to the property for sale. (\*Delete as applicable)

Address of comparable property	Price	Date of sale	
1 6 Mary Court, Lancefield	\$405,000	15/10/2018	
2 28 Wrixon St, Romsey	\$440,000	7/09/2018	
3 2 Wrixon St, Romsey	\$391,000	2/08/2018	

## OR

<del>-B\*</del> The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months\*. 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\*.

(\*Delete as applicable)

reaforms.com.au 123 Barry St, Romsey