

## 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*

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

(\*Delete single price or range as applicable)

Single price \$1,200,000 or range between \$\* & \$

#### Median sale price

(\*Delete house or unit as applicable)

Median price \$483,000 \*House ☒ \*unit ☐ Suburb or locality Romsey

Period - From 23/10/16 to 23/10/17 Source PriceFinder

#### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometres/five kilometres\* of the property for sale in the last last six months/18 months\* 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 76 Embley Crt, Romsey	\$1,200,000	22/06/2017
2 69 Tarrawarra Lane, Romsey	\$880,000	25/05/2017
3 76 Embley Crt, Romsey	\$990,000	15/01/2017

OR

~~B\* Either 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\*.~~  
~~Or 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)