

## 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

(\*Delete single price or range as applicable)

Single price \$\* 355,000 or range between \$\* \_\_\_\_\_ & \$ \_\_\_\_\_

#### Median sale price

(\*Delete house or unit as applicable)

Median price \$ 321,000 \*House ☐ \*unit ☒ Suburb or locality Romsey

Period - From 1-1-16 to 19-6-17 Source Price Finder

#### 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

	Address of comparable property	Price	Date of sale
1	<u>4/128 Barry St, Romsey</u>	<u>\$ 340,000</u>	<u>26/5/17</u>
2	<u>16/97B Barry St, Romsey</u>	<u>\$ 320,000</u>	<u>27/3/17</u>
3	<u>6/3 Regon Dr, Romsey</u>	<u>\$ 335,000</u>	<u>17/5/16</u>

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)