

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

6 BELLA VISTA PLACE ROMSEY VIC 3434

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$899,950

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$810,000

Property type

House

Suburb

Romsey

Period-from

01 Jun 2021

to

31 May 2022

Source

Corelogic

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

21 BELLA VISTA PLACE ROMSEY VIC 3434	\$865,000	04-Oct-21
45 GREENFIELDS BOULEVARD ROMSEY VIC 3434	\$945,000	07-Feb-22
41 GREENFIELDS BOULEVARD ROMSEY VIC 3434	\$907,500	20-Oct-21

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: 03 June 2022

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E toni@bradtealwoodards.com.au**21 BELLA VISTA PLACE ROMSEY
VIC 3434** 2  3  2

Sold Price

\$865,000

Sold Date

04-Oct-21

Distance

0.13km**45 GREENFIELDS BOULEVARD
ROMSEY VIC 3434** 4  2  4

Sold Price

\$945,000

Sold Date

07-Feb-22

Distance

0.23km**41 GREENFIELDS BOULEVARD
ROMSEY VIC 3434** 4  2  4

Sold Price

\$907,500

Sold Date

20-Oct-21

Distance

0.27km

RS = Recent sale

UN = Undisclosed Sale

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