

# 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 25 Wrixon Street, Romsey, VIC 3434

### Indicative selling price

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

Price Range

\$650,000

&

\$695,000

### Median sale price

Median price

\$850,000

Property Type

House

Suburb

Romsey (3434)

Period - From

01/12/2021

to

30/11/2022

Source

corelogic

### Comparable property sales

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
39 EWING DRIVE, ROMSEY VIC 3434	\$845,000	28/10/2022
2 ROBB DRIVE, ROMSEY VIC 3434	\$820,000	22/07/2021
170 MAIN STREET, ROMSEY VIC 3434	\$850,000	15/07/2022

This Statement of Information was prepared on: 14/12/2022