

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 \$ 495,000 or range between \$* _____ & \$ _____**Median sale price**

(*Delete house or unit as applicable)

Median price \$ 455,000 *House ☒ *unit ☐ Suburb or locality RomseyPeriod - From 1-1-17 to 20-6-17 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	Price	Date of sale
1 <u>8 Drovers Retreat, Romsey</u>	<u>\$ 575,000</u>	<u>13-6-17</u>
2 <u>47 Coleraine Dr, Romsey</u>	<u>\$ 485,000</u>	<u>21-2-17</u>
3 <u>44 Robb Dr, Romsey</u>	<u>\$ 455,000</u>	<u>13-10-16</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)