

## STATEMENT OF INFORMATION

### Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address 34 Metcalfe Drive, Romsey VIC 3434

Including suburb or  
locality and postcode

#### Indicative selling price

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

Single price \$585,000 or range between \$ & \$

#### Median sale price

Median price \$490,500 Property Type House Suburb or Locality Romsey

Period - From 18/02/2019 to 18/08/2020 Source Pricefinder

#### 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
1 3 Whelans Place, Romsey	\$635,000	06/04/2020
2 13 Robb Drive, Romsey	\$567,500	29/01/2020
3 2 Ida Crescent, Romsey	\$625,000	11/09/2019

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: 18/08/2020