

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

22 Maple Drive 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

\$850,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$330,000

Property type

Land

Suburb

Romsey

Period-from

01 Jan 2021

to

31 Dec 2021

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

9 Triandra Avenue Romsey VIC 3434	\$935,000	17-Dec-21
26 Reynolds Grove Romsey VIC 3434	\$850,000	13-Dec-21
22 Triandra Avenue Romsey VIC 3434	\$870,000	22-Sep-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: 19 January 2022

Brad Best

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**9 Triandra Avenue Romsey VIC 3434** 4  2  2

Sold Price

^{RS} **\$935,000**

Sold Date

17-Dec-21

Distance

0.63km**26 Reynolds Grove Romsey VIC 3434** 4  2  3

Sold Price

^{RS} **\$850,000**

Sold Date

13-Dec-21

Distance

0.99km**22 Triandra Avenue Romsey VIC 3434** 4  2  2

Sold Price

\$870,000

Sold Date

22-Sep-21

Distance

0.74km**6 Casuarina Drive Romsey VIC 3434** 4  2  2

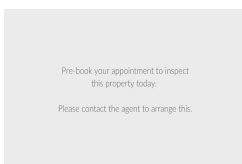
Sold Price

^{RS} **\$745,000** ^{UN}

Sold Date

23-Oct-21

Distance

0.99kmPre-book your appointment to inspect this property today.
Please contact the agent to arrange this.**2 Triandra Avenue Romsey VIC 3434** 4  2  4

Sold Price

\$900,000

Sold Date

10-Sep-21

Distance

0.55km**13 Parkside Avenue Romsey VIC 3434** 4  2  2

Sold Price

\$820,000

Sold Date

24-Oct-21

Distance

0.4km**RS** = Recent sale**UN** = Undisclosed Sale

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**21 Bella Vista Place Romsey VIC 3434** 2  3  2

Sold Price

\$865,000

Sold Date

04-Oct-21

Distance

1.12km**11 Casuarina Drive Romsey VIC 3434** 4  2  3

Sold Price

\$810,000

Sold Date

10-Nov-21

Distance

1.02km**18 Triandra Avenue Romsey VIC 3434** 4  2  2

Sold Price

\$855,000

Sold Date

20-Nov-21

Distance

0.71km

RS = Recent sale

UN = Undisclosed Sale

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