

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

27 Whelans 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

or range
between

\$850,000

&

\$889,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$765,000

Property type

House

Suburb

Romsey

Period-from

01 Feb 2021

to

31 Jan 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

7 Metcalfe Drive Romsey VIC 3434	\$840,000	06-Aug-21
54 Shaw Drive Romsey VIC 3434	\$895,000	13-Dec-21
26 Reynolds Grove Romsey VIC 3434	\$850,000	13-Dec-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: 09 February 2022



7 Metcalfe Drive Romsey VIC 3434 Sold Price **\$840,000** Sold Date **06-Aug-21**

4 2 4

Distance **0.28km**



54 Shaw Drive Romsey VIC 3434 Sold Price **\$895,000** Sold Date **13-Dec-21**

3 2 4

Distance **0.79km**



26 Reynolds Grove Romsey VIC 3434 Sold Price ^{RS} **\$850,000** Sold Date **13-Dec-21**

4 2 3

Distance **0.74km**



9 Whelans Place Romsey VIC 3434 Sold Price **\$775,000** Sold Date **19-Jan-21**

2 2 6

Distance **0.25km**



12 Todd Lane Romsey VIC 3434 Sold Price **\$670,000** Sold Date **06-Oct-21**

4 2 2

Distance **0.49km**



68-70 Main Street Romsey VIC 3434 Sold Price **\$810,000** Sold Date **28-Jul-21**

3 1 2

Distance **1.05km**

RS = Recent sale

UN = Undisclosed Sale

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7 Regan Drive Romsey VIC 3434

Sold Price

\$730,000

Sold Date

01-Jun-21

3 2 5

Distance

0.8km



25 Whelans Place Romsey VIC 3434

Sold Price

\$879,000

Sold Date

09-Feb-21

3 2 4

Distance

0.03km



131 Barry Street Romsey VIC 3434

Sold Price

\$727,000

Sold Date

23-Jun-21

3 2 2

Distance

0.48km



17 Wrixon Street Romsey VIC 3434

Sold Price

\$762,500

Sold Date

08-Jun-21

3 2 2

Distance

0.87km



26 Regan Drive Romsey VIC 3434

Sold Price

\$792,000

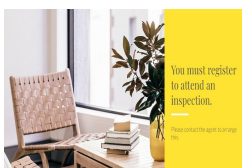
Sold Date

12-Apr-21

4 2 4

Distance

0.43km



10 Garden Place Romsey VIC 3434

Sold Price

\$860,000

Sold Date

29-Jul-21

3 3 8

Distance

1.14km

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