

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

104 TARRAWARRA LANE 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

\$1,250,000

&

\$1,360,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$755,000

Property type

House

Suburb

Romsey

Period-from

01 Mar 2024

to

28 Feb 2025

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

18 TARRAWARRA LANE ROMSEY VIC 3434	\$1,350,000	08-Feb-25
14 MAGNOLIA DRIVE ROMSEY VIC 3434	\$1,250,000	13-Aug-24
158 MAIN STREET ROMSEY VIC 3434	\$1,310,000	18-Dec-24

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: 03 March 2025

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18 TARRAWARRA LANE ROMSEY VIC 3434

Sold Price

^{RS} **\$1,350,000**

Sold Date **08-Feb-25**

4 3 2

Distance **0.91km**



14 MAGNOLIA DRIVE ROMSEY VIC 3434

Sold Price

\$1,250,000

Sold Date **13-Aug-24**

4 2 2

Distance **1.29km**



158 MAIN STREET ROMSEY VIC 3434

Sold Price

^{RS} **\$1,310,000**

Sold Date **18-Dec-24**

4 2 6

Distance **1.85km**

RS = Recent sale

UN = Undisclosed Sale

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