

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 3 Acacia Court, 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 \$575,000 or range between \$* & \$

Median sale price

Median price \$527,250 Property Type House Suburb or Locality Romsey

Period - From 23/03/2019 to 23/09/2019 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 6 Boyd Court, Romsey	\$565,000	24/04/2019
2 59 Robb Drive, Romsey	\$570,000	22/09/2018
3 14 William Street, Romsey	\$575,000	01/09/2018

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: 23/09/2019