

## 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

55 SHAW DRIVE ROMSEY VIC 3434

### Indicative selling price

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

Single Price

\$995,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$850,000

Property type

House

Suburb

Romsey

Period-from

01 Feb 2022

to

31 Jan 2023

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

|                                    |           |           |
|------------------------------------|-----------|-----------|
| 23 PARKSIDE AVENUE ROMSEY VIC 3434 | \$928,000 | 09-Feb-23 |
| 49 CASUARINA DRIVE ROMSEY VIC 3434 | \$960,000 | 04-Oct-22 |
| 22 POPLAR DRIVE ROMSEY VIC 3434    | \$917,500 | 18-Nov-22 |

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: 28 February 2023

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**23 PARKSIDE AVENUE ROMSEY  
VIC 3434**

Sold Price

RS

**\$928,000**Sold Date **09-Feb-23** 4  2  2Distance **1.9km****49 CASUARINA DRIVE ROMSEY  
VIC 3434**

Sold Price

**\$960,000**Sold Date **04-Oct-22** 4  2  2Distance **1.75km****22 POPLAR DRIVE ROMSEY VIC  
3434**

Sold Price

**\$917,500**Sold Date **18-Nov-22** 4  2  2Distance **2.39km**

RS = Recent sale

UN = Undisclosed Sale

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