

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

4 Clover Court 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

\$779,900

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

Suburb

Romsey

Period-from

01 Apr 2020

to

31 Mar 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

8 Clover Court Romsey VIC 3434	\$650,000	30-Jan-20
11 Clover Court Romsey VIC 3434	\$672,500	20-Nov-20
18 Clover Court Romsey VIC 3434	\$880,000	23-Jan-20

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.~~

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**8 Clover Court Romsey VIC 3434**

Sold Price

\$650,000

Sold Date

30-Jan-20

4



2



4

Distance

0.05km**11 Clover Court Romsey VIC 3434**

Sold Price

\$672,500

Sold Date

20-Nov-20

4



2



2

Distance

0.14km**18 Clover Court Romsey VIC 3434**

Sold Price

\$880,000

Sold Date

23-Jan-20

5



2



2

Distance

0.2km

RS = Recent sale

UN = Undisclosed Sale

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