# 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

#### Indicative selling price

Period-from

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

Single Price			or range \$950,000		\$980,000						
Median sale price (*Delete house or unit as applicable)											
Median Price	\$770,000	Property type	House	Suburb	Romsey						

30 Jun 2025

Source

#### Comparable property sales (\*Delete A or B below as applicable)

01 Jul 2024

**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.

to

Address of comparable property	Price	Date of sale	
49 GREENFIELDS BOULEVARD ROMSEY VIC 3434	\$975,000	03-Mar-25	
18 TRIANDRA AVENUE ROMSEY VIC 3434	\$930,000	14-Feb-24	
1 LIQUIDAMBER DRIVE ROMSEY VIC 3434	\$960,000	30-May-25	

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: 18 July 2025



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consumer.vic.gov.au

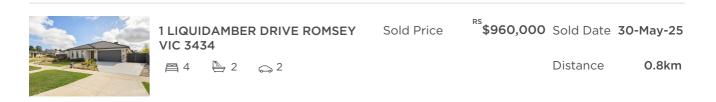
## woodards

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	49 GREENFIELDS BOULEVARD ROMSEY VIC 3434	Sold Price	\$975,000	Sold Date	03-Mar-25
cotality	🚍 4   🕒 2 🚗 2			Distance	0.08km
	18 TRIANDRA AVENUE ROMSEY VIC 3434	Sold Price	\$930,000	Sold Date	14-Feb-24
	📇 3 👆 2 🞧 2			Distance	0.06km



RS = Recent sale UN = Undisclosed Sale

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