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

9 BANKSIA COURT ROMSEY VIC 3434

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 rang betwee	′ ∖ <u></u> אכורות האכור ו	&	\$550,000			
Median sale price (*Delete house or unit as applicable)								
Median Price	\$750,000	Property type	House	Suburb	Romsey			

28 Feb 2025

Source

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

01 Mar 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
4 CITRINUS COURT ROMSEY VIC 3434	\$540,000	12-Nov-23
64 STATION STREET ROMSEY VIC 3434	\$495,000	21-Nov-23
1 WILLIAM STREET ROMSEY VIC 3434	\$560,000	06-Oct-23

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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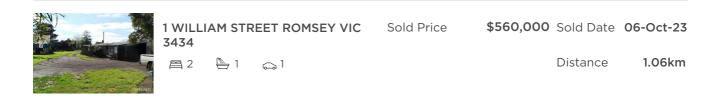
E kodonnell@woodards.com.au



	4 CITRINUS COURT ROMSEY VIC 3434			: Solc	l Price	\$540,000	Sold Date	12-Nov-23
Groutegie	昌 3	1	Ģ ²				Distance	0.07km



64 STATION STREET ROMSEY VIC 3434	Sold Price	\$495,000	Sold Date	21-Nov-23
昌 2 👆 1 🞧 -			Distance	0.86km



RS = Recent sale UN = Undisclosed Sale

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