# 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

19 JINKER WAY 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 range	S S U/S UUU	&	\$1,150,000				
Median sale price (*Delete house or unit as applicable)									
Median Price	\$850,000	Property type	House	Suburb	Romsey				

31 Dec 2022

Source

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

01 Jan 2022

**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	
22 MUIR COURT ROMSEY VIC 3434	\$950,000	21-Jul-22	
16 CASUARINA DRIVE ROMSEY VIC 3434	\$1,050,000	15-Aug-22	
6 BELLA VISTA PLACE ROMSEY VIC 3434	\$900,000	21-Jun-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.

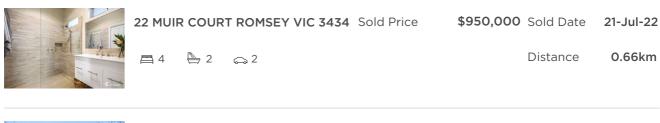
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Corelogic

consumer.vic.gov.au

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16 CAS 3434	UARINA	DRIVE	ROMSEY VI	C Sold Price	\$1,050,000	Sold Date	15-Aug-22
酉 4	2	<sub>ධ</sub> 2				Distance	2.38km



6 BELLA VISTA PLACE ROMSEY VIC 3434		Sold Price	\$900,000	Sold Date	21-Jun-22	
酉 4	2	<sub>ල</sub> 2			Distance	2.42km

#### RS = Recent sale UN = Undisclosed Sale

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