Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 47 Casuarina Drive, Romsey Vic 3434

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au	/underquot	ting		
Range betweer	\$865,000		&		\$930,000			
Median sale p	rice							
Median price	\$788,000	Pro	operty Type	Hou	se		Suburb	Romsey
Period - From	01/10/2022	to	30/09/2023		So	urce	REIV	

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.

Ado	dress of comparable property	Price	Date of sale
1	49 Casuarina Dr ROMSEY 3434	\$960,000	04/10/2022
2	22 Poplar Dr ROMSEY 3434	\$917,500	18/11/2022
3	23 Bella Vista PI ROMSEY 3434	\$900,000	03/03/2023

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:

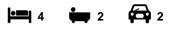
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Leanne Pearman





Rooms: 8 Property Type: House Land Size: 910 sqm approx Agent Comments 03 5427 2800 0400 947 799 leannepearman@jelliscraig.com.au

Indicative Selling Price \$865,000 - \$930,000 Median House Price Year ending September 2023: \$788,000

Comparable Properties

49 Casuarina Dr ROMSEY 3434 (VG)



Price: \$960,000 Method: Sale Date: 04/10/2022 Property Type: House (Res) Land Size: 906 sqm approx Agent Comments

22 Poplar Dr ROMSEY 3434 (REI/VG)

Agent Comments



Price: \$917,500 Method: Private Sale Date: 18/11/2022 Property Type: House Land Size: 902 sqm approx



23 Bella Vista PI ROMSEY 3434 (REI/VG)



Agent Comments

Price: \$900,000 Method: Private Sale Date: 03/03/2023 Property Type: House Land Size: 840 sqm approx

Account - Jellis Craig | P: 0354272800 | F: 0354272811





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