

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 47 Casuarina Drive, Romsey Vic 3434
Including suburb or locality and postcode

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$865,000 & \$930,000

Median sale price

Median price \$788,000 Property Type House Suburb Romsey

Period - From 01/10/2022 to 30/09/2023 Source 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.

	Address 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: 29/11/2023 11:48

47 Casuarina Drive, Romsey Vic 3434

**Jellis
Craig**

Leanne Pearman
03 5427 2800
0400 947 799

leannepearman@jellisrcraig.com.au



4 2 2

Rooms: 8
Property Type: House
Land Size: 910 sqm approx
Agent Comments

Indicative Selling Price

\$865,000 - \$930,000

Median House Price

Year ending September 2023: \$788,000

Comparable Properties

49 Casuarina Dr ROMSEY 3434 (VG)

Agent Comments

4 - -

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



22 Poplar Dr ROMSEY 3434 (REI/VG)

Agent Comments

4 2 2

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



23 Bella Vista Pl ROMSEY 3434 (REI/VG)

Agent Comments

4 2 2

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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