

## 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

5 LIQUIDAMBER DRIVE ROMSEY VIC 3434

### Indicative selling price

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

Single Price

or range  
between

\$880,000

&

\$930,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$752,500

Property type

House

Suburb

Romsey

Period-from

01 Apr 2023

to

31 Mar 2024

Source

Corelogic

### 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

3 OAK GROVE ROMSEY VIC 3434	\$875,000	02-Nov-22
22 POPLAR DRIVE ROMSEY VIC 3434	\$917,500	18-Nov-22
23 PARKSIDE AVENUE ROMSEY VIC 3434	\$928,000	03-Feb-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.~~

This Statement of Information was prepared on: 30 April 2024



**3 OAK GROVE ROMSEY VIC 3434**

Sold Price

**\$875,000**

Sold Date **02-Nov-22**

4 2 2

Distance **0.12km**



**22 POPLAR DRIVE ROMSEY VIC 3434**

Sold Price

**\$917,500**

Sold Date **18-Nov-22**

4 2 2

Distance **0.18km**



**23 PARKSIDE AVENUE ROMSEY VIC 3434**

Sold Price

**\$928,000**

Sold Date **03-Feb-23**

4 2 2

Distance **0.51km**

RS = Recent sale

UN = Undisclosed Sale

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