

RT Edgar

STATEMENT OF INFORMATION

Property offered for sale

12 Cypress Drive, Romsey

Indicative selling price

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

Price Range \$ 595,000 & \$ 650,000

Suburb house median sale price

Median price \$ 575,000 House Suburb Romsey

Period - From 29/7/2018 to 29/7/2019 Source pricefinder

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last eighteen months that RT Edgar Macedon Ranges estate agent and Rhys Nuttall consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 21 Clover Court, Romsey	\$ 680,000	26/11/2018
2 21 Shaw Drive, Romsey	\$ 650,000	23/11/2018
3 23 Shaw Drive, Romsey	\$ 680,000	17/10/2018

Date prepared on 5/9/2019