

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 or
locality and postcode

4 Romuald Road, Hazelwood North Vic 3840

Indicative selling price

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

Single price \$850,000

Median sale price

Median price \$586,000

Property Type House

Suburb Hazelwood North

Period - From 01/10/2019

to 30/09/2020

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 | 18 Hazelwood Ridg HAZELWOOD NORTH 3840 | \$850,000 | 02/09/2019 |
| 2 | 26 Madison PI HAZELWOOD NORTH 3840 | \$780,000 | 16/09/2020 |
| 3 | 860 Hazelwood Rd HAZELWOOD NORTH 3840 | \$720,000 | 19/07/2019 |

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:

04/11/2020 17:35