

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

9 Jemima Court Garfield VIC 3814

Indicative selling price

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

Single Price

or range
between

\$649,000

&

\$679,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Garfield

Period-from

01 May 2020

to

30 Apr 2021

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 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

20 Briarwood Close Garfield VIC 3814	\$665,000	25-Jun-20
11 Campbell Street Garfield VIC 3814	\$668,000	31-Mar-21
21 Garfield Road Garfield VIC 3814	\$650,000	31-Mar-21

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

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20 Briarwood Close Garfield VIC 3814

Sold Price

\$665,000

Sold Date **25-Jun-20**

5 2 4

Distance **0.18km**



11 Campbell Street Garfield VIC 3814

Sold Price

^{RS} **\$668,000**

Sold Date **31-Mar-21**

3 1 1

Distance **0.41km**



21 Garfield Road Garfield VIC 3814

Sold Price

\$650,000

Sold Date **31-Mar-21**

2 1 2

Distance **0.75km**

RS = Recent sale

UN = Undisclosed Sale

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