

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

8 Jefferson Road 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

House

Suburb

Garfield

Period-from

01 Oct 2019

to

30 Sep 2020

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

8 Kerry Place Garfield VIC 3814	\$640,000	17-Sep-19
1 Lairds Rise Garfield VIC 3814	\$600,000	28-Feb-20
3 Nar Nar Goon Road Nar Nar Goon VIC 3812	\$320,000	04-Mar-17

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.~~

This Statement of Information was prepared on: 14 October 2020

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8 Kerry Place Garfield VIC 3814

Sold Price **\$640,000** Sold Date **17-Sep-19**

 4  2  2

Distance **0.22km**



1 Lairds Rise Garfield VIC 3814

Sold Price **\$600,000** Sold Date **28-Feb-20**

 4  2  2

Distance **0.53km**



3 Nar Nar Goon Road Nar Nar Goon VIC 3812

Sold Price **\$320,000** Sold Date **04-Mar-17**

 1  1  1

Distance **10.1km**

RS = Recent sale

UN = Undisclosed Sale

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