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## STATEMENT OF INFORMATION

# Single residential property located outside the Melbourne metropolitan area.

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Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

9 Beswick Street, Garfield VIC 3814
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between 

\$420,000
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 & 

\$460,000
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### Median sale price

Median price 

\$553,000
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 \*House 

X
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 Suburb or locality 

GARFIELD VIC 3814
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Period - From 

JULY 2018
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 to 

SEPTEMBER 2018
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 Source 

PRICEFINDER <a href="http://pricefinder.com.au">pricefinder.com.au</a>
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### Comparable property sales

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. 11 Kevis Court, Garfield VIC 3814	\$425,000	25.05.2018
2. 22 Railway Avenue, Bunyip VIC 3815	\$456,000	17.11.2017
3. 60 Wattletree Road, Bunyip VIC 3815	\$435,000	04/10/2018

Property data source: Corelogic [propertydata.com.au](http://propertydata.com.au). Generated on 19 October 2018