

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

4 CLEARVIEW 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

\$800,000

&

\$849,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$897,600

Property type

House

Suburb

Garfield

Period-from

01 Jun 2022

to

31 May 2023

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

10 KERRY PLACE GARFIELD VIC 3814

\$850,000

28-Mar-23

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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**10 KERRY PLACE GARFIELD VIC
3814**

4 2 2

Sold Price

\$850,000

Sold Date

28-Mar-23

Distance

0.31km

RS = Recent sale

UN = Undisclosed Sale

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