

## 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

20 Clearview Court Garfield VIC 3814

### Indicative selling price

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

Single Price

\$719,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Garfield

Period-from

01 Apr 2020

to

31 Mar 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

26 Clearview Court Garfield VIC 3814	\$850,000	21-Jul-20
13 Kirkstall Close Garfield VIC 3814	\$730,000	24-Dec-20
22 Jefferson Road Garfield VIC 3814	\$770,000	08-Dec-20

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: 08 April 2021

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### 26 Clearview Court Garfield VIC 3814

4 Beds 2 Baths 2 Car

Sold Price

**\$850,000**

Sold Date

**21-Jul-20**

Distance

**0.05km**



### 13 Kirkstall Close Garfield VIC 3814

5 Beds 2 Baths 2 Car

Sold Price

**\$730,000**

Sold Date

**24-Dec-20**

Distance

**0.25km**



### 22 Jefferson Road Garfield VIC 3814

5 Beds 2 Baths 2 Car

Sold Price

**\$770,000**

Sold Date

**08-Dec-20**

Distance

**0.32km**



### 20 Briarwood Close Garfield VIC 3814

5 Beds 2 Baths 4 Car

Sold Price

**\$665,000**

Sold Date

**25-Jun-20**

Distance

**0.15km**



### 11 Jefferson Road Garfield VIC 3814

5 Beds 2 Baths 2 Car

Sold Price

**\$722,000**

Sold Date

**15-Jul-20**

Distance

**0.25km**



### 1 Silky Oak Court Garfield VIC 3814

4 Beds 2 Baths 1 Car

Sold Price

**\$870,000**

Sold Date

**11-Dec-20**

Distance

**0.33km**

RS = Recent sale

UN = Undisclosed Sale

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### 1 Lairds Rise Garfield VIC 3814

Sold Price

**\$600,000**

Sold Date

**28-Feb-20**

 4  2  2

Distance

**0.35km**



### 5 Oreti Court Garfield VIC 3814

Sold Price

**\$570,000**

Sold Date

**15-Dec-20**

 4  2  2

Distance

**0.87km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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