

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

10 Mansell 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

\$645,000

&

\$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$668,000

Property type

House

Suburb

Garfield

Period-from

01 Oct 2020

to

30 Sep 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

9 Jemima Court Garfield VIC 3814	\$690,000	16-Jun-21
4 Railway Avenue Garfield VIC 3814	\$665,000	06-Jul-21
42 Railway Avenue Bunyip VIC 3815	\$655,000	22-Sep-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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9 Jemima Court Garfield VIC 3814 Sold Price **\$690,000** Sold Date **16-Jun-21**

 4  2  2

Distance **0.54km**



4 Railway Avenue Garfield VIC 3814 Sold Price **\$665,000** Sold Date **06-Jul-21**

 4  2  4

Distance **0.78km**



42 Railway Avenue Bunyip VIC 3815 Sold Price ^{RS} **\$655,000** Sold Date **22-Sep-21**

 3  2  8

Distance **2.9km**

Private Inspections Available

All inspections are by appointment only. You MUST call the agent directly to arrange a private inspection at the advertised time to comply with our state government guidelines and safety rules.

INSPECTION POLICY

- Bookings are essential. No holding inventory.
- You must wear the QR code before you enter the property.
- Please remain in your car at all times. No walk-ins.
- Please keep a safe distance between you and other people.

Our agents will provide hand sanitiser at every inspection and will follow the physical distancing rules to protect others.

We thank you for your cooperation.

BarryPlant
Bunyip | Melbourne | Dandenong

RS = Recent sale UN = Undisclosed Sale

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