

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

4A KEVIS 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

\$500,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$790,000

Property type

House

Suburb

Garfield

Period-from

01 Feb 2023

to

31 Jan 2024

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

25-27 NAR NAR GOON-LONGWARRY ROAD GARFIELD VIC 3814	\$530,000	25-Jan-24
2 BESWICK STREET GARFIELD VIC 3814	\$520,000	01-Feb-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.

This Statement of Information was prepared on: 07 February 2024



**25-27 NAR NAR GOON-
LONGWARRY ROAD GARFIELD
VIC 3814**

2 1 -

Sold Price

^{RS}

\$530,000

Sold Date

25-Jan-24

Distance

0.35km



**2 BESWICK STREET GARFIELD VIC
3814**

3 1 -

Sold Price

\$520,000

Sold Date

01-Feb-23

Distance

0.4km

RS = Recent sale

UN = Undisclosed Sale

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