

## 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

2860 Princes Highway 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

\$665,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$529,000

Property type

House

Suburb

Garfield

Period-from

01 Mar 2019

to

29 Feb 2020

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

85 Garfield North Road Garfield North VIC 3814	\$620,000	19-Jul-18
190 Thirteen Mile Road Garfield VIC 3814	\$736,000	20-Jul-18
23 Wattletree Road Bunyip VIC 3815	\$870,000	13-Apr-18

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: 04 March 2020



Matt Pyle

M 0419602998

E matt.pyle@obre.com.au

**85 Garfield North Road Garfield North VIC 3814**

3
 1
 6

Sold Price

**\$620,000**

Sold Date

**19-Jul-18**

Distance

**0.89km****190 Thirteen Mile Road Garfield VIC 3814**

3
 2
 4

Sold Price

**\$736,000**

Sold Date

**20-Jul-18**

Distance

**3.7km****23 Wattletree Road Bunyip VIC 3815**

3
 1
 2

Sold Price

**\$870,000**

Sold Date

**13-Apr-18**

Distance

**3.88km****90 Hope Street Bunyip VIC 3815**

4
 2
 8

Sold Price

**\$905,000**

Sold Date

**20-Apr-18**

Distance

**3.79km****146 Nash Road Bunyip VIC 3815**

5
 3
 3

Sold Price

**\$920,000**

Sold Date

**22-Feb-19**

Distance

**4.62km****53 Abeckett Road Bunyip VIC 3815**

4
 2
 2

Sold Price

**\$690,000**

Sold Date

**22-May-18**

Distance

**5.58km**

RS = Recent sale

UN = Undisclosed Sale

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