

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address 23 Garfield Road, Garfield Vic 3814

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

\$670,000

&

\$730,000

### Median sale price

Median price \$602,500

Property type House

Suburb Garfield

Period - From 01/03/2020

to

30/03/2021

Source realestate.com.au

### Comparable property sales

#### Address of comparable property

#### Price

#### Date of sale

21 Garfield Road, Garfield Vic 3814	\$650,000	31/03/2021
11 Campbell Street, Garfield Vic 3814	\$668,000	31/03/2021

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 07/05/2021