Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb and postcode	19 Archer Road, Garfield

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

or range between	$485,000	&	$495,000

Median sale price

(*Delete house or unit as applicable)

Median price	$590,000	*House	X	Suburb	Garfield
Period - From	01/10/18	to	10/10/18	Source	www.realestate.com.au

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 six 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
1. 11 Kevis Court, Garfield	$425,000	24/05/18
2. 37 Garfield Road, Garfield	$540,000	11/05/2018
3. 4 Premier Lane, Garfield	$415,000	12/04/2018