



STATEMENT OF INFORMATION

123 NAR NAR GOON-LONGWARRY ROAD, GARFIELD, VIC 3814

PREPARED BY ALAN STEENHOLDT, ALEX SCOTT WARRAGUL, PHONE: 0409423822

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

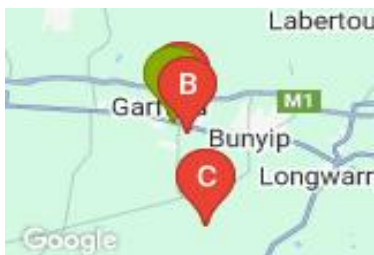
**123 NAR NAR GOON-LONGWARRY ROAD,**  **3**  **1**  **1**

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting**Single Price:** **\$725,000**

Provided by: Alan Steenholdt, Alex Scott Warragul

MEDIAN SALE PRICE



GARFIELD, VIC, 3814

Suburb Median Sale Price (House)

\$750,000

01 April 2024 to 31 March 2025

Provided by: 

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.

**15 GARFIELD RD, GARFIELD, VIC 3814** **4**  **1**  **2**

Sale Price

\$750,000

Sale Date: 26/06/2024

Distance from Property: 414m

**50 FOURTEEN MILE RD, GARFIELD, VIC 3814** **3**  **1**  **4**

Sale Price

\$840,000

Sale Date: 22/05/2024

Distance from Property: 1.1km

**450 LITTLE RD, IONA, VIC 3815** **3**  **1**  **2**

Sale Price

\$650,000

Sale Date: 17/12/2024

Distance from Property: 6.1km

This report has been compiled on 10/06/2025 by Alex Scott Warragul. Property Data Solutions Pty Ltd 2025 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

123 NAR NAR GOON-LONGWARRY ROAD, GARFIELD, VIC 3814

Indicative selling price

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

Single Price:

\$725,000

Median sale price

Median price

\$750,000

Property type

House


Suburb

GARFIELD

Period

01 April 2024 to 31 March 2025

Source



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
15 GARFIELD RD, GARFIELD, VIC 3814	\$750,000	26/06/2024
50 FOURTEEN MILE RD, GARFIELD, VIC 3814	\$840,000	22/05/2024
450 LITTLE RD, IONA, VIC 3815	\$650,000	17/12/2024

This Statement of Information was prepared on: 10/06/2025