

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

1/19 Barnsbury Road, Deepdene Vic 3103

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$1,536,500 Property Type Unit Suburb Deepdene

Period - From 01/07/2022 to 30/06/2023 Source REIV

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	4/9 Iramoo St BALWYN 3103	\$850,000	17/08/2023
2	1/7 Jurang St BALWYN 3103	\$836,000	04/03/2023
3	3/84 Rochester Rd BALWYN 3103	\$820,000	14/06/2023

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 six months.~~

This Statement of Information was prepared on:

28/08/2023 09:57



Property Type: Villa

Indicative Selling Price
\$800,000 - \$880,000
Median Unit Price
Year ending June 2023: \$1,536,500

Comparable Properties



4/9 Iramoo St BALWYN 3103 (REI)

Agent Comments



Price: \$850,000
Method: Sold Before Auction
Date: 17/08/2023
Property Type: Unit



1/7 Jurang St BALWYN 3103 (REI/VG)

Agent Comments



Price: \$836,000
Method: Auction Sale
Date: 04/03/2023
Property Type: Unit



3/84 Rochester Rd BALWYN 3103 (REI/VG)

Agent Comments



Price: \$820,000
Method: Sold Before Auction
Date: 14/06/2023
Property Type: Unit

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