## 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	con	sumer.vic.go	ov.au/	underquot	ting		
Range betweer	\$800,000		&		\$880,000			
Median sale p	rice							
Median price	\$1,536,500	Pro	operty Type	Unit			Suburb	Deepdene
Period - From	01/07/2022	to	30/06/2023		So	urce	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.

Add	dress 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





Khom Falla 0497 282 260

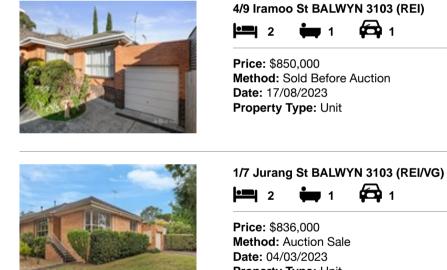




Property Type: Villa

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

# **Comparable Properties**



Agent Comments

Agent Comments

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

#### Account - Jellis Craig | P: 98305966



propertydata

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