

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

12/30 Barnsbury Road, Deepdene Vic 3103

Indicative selling price

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

Range between \$950,000 & \$1,020,000

Median sale price

Median price \$1,087,500 Property Type Unit Suburb Deepdene

Period - From 01/04/2023 to 31/03/2024 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	3/16 Canterbury Rd CAMBERWELL 3124	\$1,015,000	25/05/2024
2	5/16 Jersey St BALWYN 3103	\$871,500	18/05/2024
3	2/11 Northcote Av BALWYN 3103	\$870,000	09/03/2024

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: 05/06/2024 15:48

12/30 Barnsbury Road, Deepdene Vic 3103

**Jellis
Craig**

David Fileccia
0402 026 748

DavidFileccia@jellisrcraig.com.au



 2  2  1

Rooms: 4
Property Type: Unit
Agent Comments

Indicative Selling Price

\$950,000 - \$1,020,000

Median Unit Price

Year ending March 2024: \$1,087,500

Comparable Properties



3/16 Canterbury Rd CAMBERWELL 3124 (REI) **Agent Comments**

 2  1  2

Price: \$1,015,000
Method: Auction Sale
Date: 25/05/2024
Property Type: House (Res)



5/16 Jersey St BALWYN 3103 (REI)

Agent Comments

 2  1  1

Price: \$871,500
Method: Auction Sale
Date: 18/05/2024
Property Type: Unit



2/11 Northcote Av BALWYN 3103 (REI/VG)

Agent Comments

 2  1  1

Price: \$870,000
Method: Auction Sale
Date: 09/03/2024
Property Type: Unit

Account - Jellis Craig | P: 98305966



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