

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

28/31 BARNSBURY ROAD DEEPDENE VIC 3103

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$535,000

&

\$585,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,135,000

Property type

Unit

Suburb

Deepdene

Period-from

01 Feb 2023

to

31 Jan 2024

Source

Corelogic

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 6 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

4/137 VICTORIA ROAD HAWTHORN EAST VIC 3123	\$585,000	29-Nov-23
7/137 VICTORIA ROAD HAWTHORN EAST VIC 3123	\$570,000	04-Nov-23
4/50 DISRAELI STREET KEW VIC 3101	\$550,000	29-Jan-24

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 6 months.~~

This Statement of Information was prepared on: 28 February 2024

**4/137 VICTORIA ROAD
HAWTHORN EAST VIC 3123**

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Sold Price **\$585,000** Sold Date **29-Nov-23**Distance **1.52km****7/137 VICTORIA ROAD
HAWTHORN EAST VIC 3123**

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Sold Price **\$570,000** Sold Date **04-Nov-23**Distance **1.52km****4/50 DISRAELI STREET KEW VIC
3101**

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Sold Price ^{RS} **\$550,000** ^{UN} Sold Date **29-Jan-24**Distance **2.47km****RS** = Recent sale**UN** = Undisclosed Sale

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