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	8/31 Barnsbury Road, Deepdene Vic 3103

Indicative selling price

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

Range between $590,000 & $630,000

Median sale price

Median price $1,647,501 Property Type Unit Suburb Deepdene

Period - From 23/05/2021 to 22/05/2022 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	8/5 Holly St CAMBERWELL 3124	$650,000	02/12/2021
2	5/1096 Burke Rd BALWYN NORTH 3104	$612,800	13/05/2022
3	6/20 Mayston St HAWTHORN EAST 3123	$590,000	09/04/2022

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: 23/05/2022 13:22

8/31 Barnsbury Road, Deepdene Vic 3103



2 1 0

Property Type: Apartment

Agent Comments

Indicative Selling Price
$590,000 - $630,000
Median Unit Price
23/05/2021 - 22/05/2022: $1,647,501

Comparable Properties

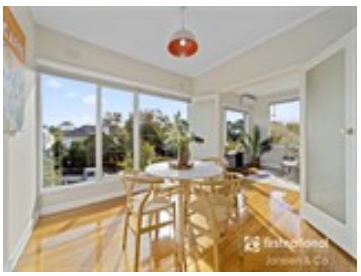


8/5 Holly St CAMBERWELL 3124 (REI/VG)

2 1 1

Price: $650,000
Method: Sold Before Auction
Date: 02/12/2021
Property Type: Unit

Agent Comments



5/1096 Burke Rd BALWYN NORTH 3104 (REI)

2 1 1

Price: $612,800
Method: Auction Sale
Date: 13/05/2022
Property Type: Apartment

Agent Comments



6/20 Mayston St HAWTHORN EAST 3123 (REI)

2 1 1

Price: $590,000
Method: Auction Sale
Date: 09/04/2022
Property Type: Unit

Agent Comments

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017

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