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	26/31 Barnsbury Road, Deepdene Vic 3103

Indicative selling price

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

Range between $495,000 & $540,000

Median sale price*

Median price | Property Type | Suburb Deepdene

Period - From | to | Source

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	2/20 Victoria Gr HAWTHORN EAST 3123	$555,000	12/03/2022
2	5/100 Balwyn Rd BALWYN 3103	$485,000	12/05/2022
3	8/1074 Burke Rd BALWYN NORTH 3104	$470,000	05/05/2022

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: 29/08/2022 13:27

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

26/31 Barnsbury Road, Deepdene Vic 3103



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$495,000 - $540,000
No median price available

Comparable Properties



2/20 Victoria Gr HAWTHORN EAST 3123 (REI/VG)

2 1 1

Price: $555,000
Method: Private Sale
Date: 12/03/2022
Property Type: Apartment

Agent Comments

5/100 Balwyn Rd BALWYN 3103 (VG)

2 - -

Price: $485,000
Method: Sale
Date: 12/05/2022
Property Type: Strata Unit/Flat

Agent Comments



8/1074 Burke Rd BALWYN NORTH 3104 (REI/VG)

2 1 1

Price: $470,000
Method: Sold Before Auction
Date: 05/05/2022
Property Type: Unit

Agent Comments

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

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