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	33/9-11 BARNSBURY ROAD SOUTH YARRA VIC 3141

Indicative selling price

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

Single Price	$308,000	~~or range between~~		&

Median sale price

(*Delete house or unit as applicable)

Median Price	$575,000	Property type	Unit	Suburb	South Yarra
Period-from	01 May 2022	to	30 Apr 2023	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
28/403 TOORAK ROAD SOUTH YARRA VIC 3141	$345,000	25-Feb-23
5/4 NORMANBY STREET WINDSOR VIC 3181	$310,000	22-Dec-22

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: 11 May 2023

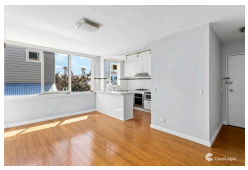


28/403 TOORAK ROAD SOUTH YARRA VIC 3141

1 1 1

Sold Price **$345,000** Sold Date **25-Feb-23**

Distance **0.58km**



5/4 NORMANBY STREET WINDSOR VIC 3181

1 1 1

Sold Price **$310,000** Sold Date **22-Dec-22**

Distance **0.97km**

RS = Recent sale **UN** = Undisclosed Sale

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