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 Barnsbury Road, South Yarra Vic 3141

Indicative selling price

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

Single price $3,280,000

Median sale price

Median price $2,270,000 Property Type House Suburb South Yarra

Period - From 14/11/2022 to 13/11/2023 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	76 Leopold St SOUTH YARRA 3141	$3,500,000	17/06/2023
2	80 Leopold St SOUTH YARRA 3141	$3,205,000	07/09/2023
3	123 Leopold St SOUTH YARRA 3141	$3,040,000	02/09/2023

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: 14/11/2023 13:46

12 Barnsbury Road, South Yarra Vic 3141

KAY & BURTON



3 2 1

Property Type: House

Agent Comments

Indicative Selling Price
$3,280,000
Median House Price
14/11/2022 - 13/11/2023: $2,270,000

Comparable Properties



76 Leopold St SOUTH YARRA 3141 (REI/VG)

3 2 1

Price: $3,500,000
Method: Auction Sale
Date: 17/06/2023
Property Type: House
Land Size: 238 sqm approx

Agent Comments



80 Leopold St SOUTH YARRA 3141 (REI)

4 2 1

Price: $3,205,000
Method: Sold Before Auction
Date: 07/09/2023
Property Type: House (Res)
Land Size: 237 sqm approx

Agent Comments



123 Leopold St SOUTH YARRA 3141 (REI)

3 2 -

Price: $3,040,000
Method: Auction Sale
Date: 02/09/2023
Property Type: House

Agent Comments

Account - Kay & Burton | P: 03 9820 1111 | F: 03 9820 0371

REIV THE DIFFERENCE | propertydata.com.au

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