

# 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

16 Barnsbury Road, Deepdene Vic 3103

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$7,200,000

&

\$7,800,000

### Median sale price

Median price \$2,836,000

Property Type House

Suburb Deepdene

Period - From 01/04/2019

to 31/03/2020

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	130-132 Whitehorse Rd DEEPDENE 3103	\$6,850,000	23/03/2020
2	32 Alfred St KEW 3101	\$6,500,000	23/12/2019
3			

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:

27/05/2020 12:04



 5  4  2

**Property Type:** House (Res)  
**Land Size:** 1777 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$7,200,000 - \$7,800,000  
**Median House Price**  
Year ending March 2020: \$2,836,000

## Comparable Properties



**130-132 Whitehorse Rd DEEPPDENE 3103 (REI)** **Agent Comments**

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**Price:** \$6,850,000  
**Method:** Auction Sale  
**Date:** 23/03/2020  
**Rooms:** 9  
**Property Type:** House (Res)  
**Land Size:** 1781 sqm approx



**32 Alfred St KEW 3101 (VG)**

**Agent Comments**

 3  -  -

**Price:** \$6,500,000  
**Method:** Sale  
**Date:** 23/12/2019  
**Property Type:** House (Res)  
**Land Size:** 782 sqm approx

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.