

# 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

4/25 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

\$710,000

&

\$780,000

### Median sale price

Median price

\$1,160,640

Property Type

Unit

Suburb

Deepdene

Period - From

01/09/2022

to

31/08/2023

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.

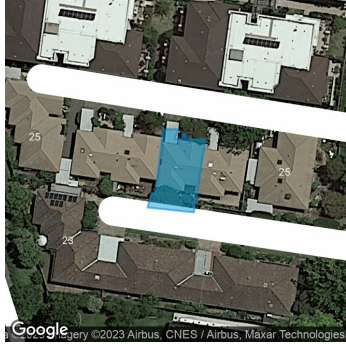
|   | Address of comparable property      | Price     | Date of sale |
|---|-------------------------------------|-----------|--------------|
| 1 | 4/552 Barkers Rd HAWTHORN EAST 3123 | \$740,000 | 25/06/2023   |
| 2 | 1/14 Hatfield St BALWYN NORTH 3104  | \$735,000 | 11/03/2023   |
| 3 | 2/109 Balwyn Rd BALWYN 3103         | \$715,000 | 04/03/2023   |

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:

01/09/2023 10:50



 2  1  1

Property Type: Unit  
Agent Comments

**Indicative Selling Price**  
\$710,000 - \$780,000  
**Median Unit Price**  
01/09/2022 - 31/08/2023: \$1,160,640

## Comparable Properties



**4/552 Barkers Rd HAWTHORN EAST 3123**  
(REI/VG)

Agent Comments

 2  1  2

**Price:** \$740,000  
**Method:** Sold Before Auction  
**Date:** 25/06/2023  
**Property Type:** Apartment



**1/14 Hatfield St BALWYN NORTH 3104**  
(REI/VG)

Agent Comments

 2  1  2

**Price:** \$735,000  
**Method:** Auction Sale  
**Date:** 11/03/2023  
**Property Type:** Unit

**2/109 Balwyn Rd BALWYN 3103 (VG)**

Agent Comments

 2  -  -

**Price:** \$715,000  
**Method:** Sale  
**Date:** 04/03/2023  
**Property Type:** Flat/Unit/Apartment (Res)