

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	8/38 Barnsbury Road Deepdene, 3103
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Indicative selling price

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

Range between	\$1,330,000 & \$1,450,000
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Median sale price

Median price	\$1,647,500	Property Type	NOT PROVIDED	Suburb	DEEPDENE
Period - From	17-Aug-2021	to	16-Aug-2022	Source	realestate.com.au

Comparable property sales

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	2/3 Creswick Street, Deepdene, Vic 3103	\$1,365,000	11-Jul-2022
2	3/4-10 Terry Street, Deepdene, Vic 3103	\$1,220,000	19-Mar-2022
3	1/3 Creswick Street, Deepdene, Vic 3103	\$1,500,000	19-Feb-2022

This statement of information was prepared on 18-Sep-2022 at 11:22:41 AM EST