## Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 3/9-11 Barnsbury Road, South Yarra Vic 3141

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ing		
Range betweer	\$280,000		&		\$300,000			
Median sale p	rice							
Median price	\$645,000	Pro	operty Type	Unit			Suburb	South Yarra
Period - From	01/07/2020	to	30/06/2021		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	32/250 Dandenong Rd ST KILDA EAST 3183	\$298,000	10/06/2021
2	6/16 Lewisham Rd WINDSOR 3181	\$295,000	19/04/2021
3	6/16 Lewisham Rd PRAHRAN 3181	\$295,000	19/04/2021

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:

05/08/2021 17:41



## WE DELIVER ... Biggin Scott





Property Type: Apartment Agent Comments 9520 9000 0409 221 877 jgray@bigginscott.com.au Indicative Selling Price

Josefina Gray

Indicative Selling Price \$280,000 - \$300,000 Median Unit Price Year ending June 2021: \$645,000

# **Comparable Properties**



Price: \$298,000 Method: Private Sale

Date: 10/06/2021 Property Type: Apartment

(REI)



6/16 Lewisham Rd WINDSOR 3181 (VG)

32/250 Dandenong Rd ST KILDA EAST 3183



Price: \$295,000 Method: Sale Date: 19/04/2021 Property Type: Strata Unit/Flat



6/16 Lewisham Rd PRAHRAN 3181 (REI)



Agent Comments

Agent Comments

Agent Comments

Price: \$295,000 Method: Private Sale Date: 19/04/2021 Property Type: Apartment

### Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140





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