

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

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

Indicative selling price

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

Range between \$280,000 & \$300,000

Median sale price

Median price \$645,000 Property Type Unit Suburb South Yarra

Period - From 01/07/2020 to 30/06/2021 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	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

Josefina Gray

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Indicative Selling Price

\$280,000 - \$300,000

Median Unit Price

Year ending June 2021: \$645,000



1 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



32/250 Dandenong Rd ST KILDA EAST 3183 (REI)

Agent Comments

1 1 1

Price: \$298,000

Method: Private Sale

Date: 10/06/2021

Property Type: Apartment



6/16 Lewisham Rd WINDSOR 3181 (VG)

Agent Comments

1 - -

Price: \$295,000

Method: Sale

Date: 19/04/2021

Property Type: Strata Unit/Flat



6/16 Lewisham Rd PRAHRAN 3181 (REI)

Agent Comments

1 1 -

Price: \$295,000

Method: Private Sale

Date: 19/04/2021

Property Type: Apartment