# 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 6/5 Barnsbury Road, South Yarra Vic 3141

# Indicative selling price

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

Single price \$349,000

#### Median sale price

| Median price  | \$780,000  | Pro | perty Type Uni | t   | Ś    | Suburb | South Yarra |
|---------------|------------|-----|----------------|-----|------|--------|-------------|
| Period - From | 01/10/2019 | to  | 31/12/2019     | Sou | 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.

| Add | dress of comparable property        | Price     | Date of sale |
|-----|-------------------------------------|-----------|--------------|
| 1   | 19/670-674 Malvern Rd PRAHRAN 3181  | \$376,000 | 16/03/2020   |
| 2   | 9/670-674 Malvern Rd PRAHRAN 3181   | \$379,000 | 18/12/2019   |
| 3   | 16/215 Williams Rd SOUTH YARRA 3141 | \$385,000 | 18/12/2019   |

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:

26/03/2020 11:12



6/5 Barnsbury Road, South Yarra Vic 3141







**Property Type:** Strata Unit/Flat Agent Comments

Lauchlan Waterfield 03 9509 0411 0422 290 489 lauchlan.waterfield@belleproperty.com

> Indicative Selling Price \$349,000 Median Unit Price December quarter 2019: \$780,000

# **Comparable Properties**



19/670-674 Malvern Rd PRAHRAN 3181 (REI) Agent Comments



Price: \$376,000 Method: Sold Before Auction Date: 16/03/2020 Property Type: Apartment



9/670-674 Malvern Rd PRAHRAN 3181 (REI)

Agent Comments



Price: \$379,000 Method: Private Sale Date: 18/12/2019 Property Type: Apartment



16/215 Williams Rd SOUTH YARRA 3141 (REI) Agent Comments



Price: \$385,000 Method: Private Sale Date: 18/12/2019 Property Type: Apartment

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.