

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 6/271 Canterbury Road, Bayswater North

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$* or range between \$* 460,000 & \$ 506,000

Median sale price

(*Delete house or unit as applicable)

Median price \$ 563,000 *House *Unit X Suburb Bayswater North

Period - From 1/1/18 to 1/3/18 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 20/37-41 Glen Park, Bayswater North	\$ 465,000	14/3/18
2 2/2-12 Glen Park Road, Bayswater North	\$ 500,000	6/6/18
3 5/47 Elmhurst Road, Bayswater North	\$ 497,000	23/1/18