



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**39/241 Canterbury Road,  
BAYSWATER NORTH 3153**

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$410,000 - \$450,000**

### Median sale price

Median **House** for **BAYSWATER NORTH** for period **Jan 2019 - Sep 2019**

Sourced from **Pricefinder**.

**\$485,000**

### 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 the most comparable to the property for sale.

**5/4 Pointside Avenue,**  
Bayswater North 3153

**Price \$450,000** Sold 27  
August 2019

**19/37-41 Glen Park Road,**  
Bayswater North 3153

**Price \$400,000** Sold 15  
April 2019

**17/31-35 Glen Park Road,**  
Bayswater North 3153

**Price \$448,500** Sold 08  
April 2019

This Statement of Information was prepared on 16th Sep 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

House

 **3 beds**

 **1 baths**

 **1 parking**

### Ray White Bayswater

First Floor, 41-51 Scoresby Road,  
Bayswater VIC 3153

### Contact agents



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Ray White

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