

## 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

32A BRANCH ROAD BAYSWATER NORTH VIC 3153

### Indicative selling price

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

Single Price

or range  
between

\$630,000

&

\$670,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$593,500

Property type

Unit

Suburb

Bayswater North

Period-from

01 Jul 2022

to

30 Jun 2023

Source

Corelogic

### 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 6 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

|   |           |           |
|---|-----------|-----------|
| 23/320 CANTERBURY ROAD BAYSWATER NORTH VIC 3153 | \$630,000 | 31-May-23 |
| 3/29 VINTER AVENUE CROYDON VIC 3136             | \$650,000 | 23-Jan-23 |
| 1/54 LUSHER ROAD CROYDON VIC 3136               | \$662,000 | 12-Mar-23 |

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 6 months.~~

This Statement of Information was prepared on: 18 July 2023



### 23/320 CANTERBURY ROAD BAYSWATER NORTH VIC 3153

 2
  1
  1

Sold Price

<sup>RS</sup>
**\$630,000**

Sold Date

**31-May-23**

Distance

**1.29km**


### 3/29 VINTER AVENUE CROYDON VIC 3136

 2
  1
  1

Sold Price

**\$650,000**

Sold Date

**23-Jan-23**

Distance

**1.88km**


### 1/54 LUSHER ROAD CROYDON VIC 3136

 2
  1
  1

Sold Price

**\$662,000**

Sold Date

**12-Mar-23**

Distance

**1.95km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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