

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

7/2-12 Glen Park Road Bayswater North VIC 3153

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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

Unit

Suburb

Bayswater North

Period-from

01 Dec 2020

to

30 Nov 2021

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

2/31-35 Glen Park Road Bayswater North VIC 3153	\$548,500	04-Jun-21
12/31-35 Glen Park Road Bayswater North VIC 3153	\$556,000	03-Nov-21
4/273 Canterbury Road Bayswater North VIC 3153	\$550,000	15-Oct-21

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: 01 December 2021

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**2/31-35 Glen Park Road Bayswater
North VIC 3153**

 2  1  1

Sold Price

\$548,500

Sold Date

04-Jun-21

Distance

0.28km



**12/31-35 Glen Park Road Bayswater
North VIC 3153**

 2  1  1

Sold Price

^{RS} **\$556,000**

Sold Date

03-Nov-21

Distance

0.36km



**4/273 Canterbury Road Bayswater
North VIC 3153**

 2  1  1

Sold Price

\$550,000

Sold Date

15-Oct-21

Distance

0.38km

RS = Recent sale

UN = Undisclosed Sale

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