

Statement of Information 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 12/235 Canterbury 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 \$495,000 & \$540,000

Median sale price

Median price \$480,000 Property type Unit Suburb Bayswater North
Period - From Sept 2019 to Nov 2019 Source RP DATA – CORE LOGIC

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) 11/235 Canterbury Road, Bayswater North	\$515,000	15/11/19
2) 10/235 Canterbury Road, Bayswater North	\$510,000	11/11/19
3) 2/9-11 Elmhurst Road, Bayswater North	\$522,000	04/11/19

This Statement of Information was prepared on: 06/03/20