

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

23/320 Canterbury Road, Bayswater North Vic 3153

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$550,000 & \$600,000

Median sale price

Median price \$870,000 Property Type House Suburb Bayswater North

Period - From 01/01/2023 to 31/03/2023 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	5/197 Bayswater Rd BAYSWATER NORTH 3153	\$600,000	18/01/2023
2	3/17 Myrtle St BAYSWATER 3153	\$551,000	30/03/2023
3			

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 six months.~~

This Statement of Information was prepared on:

23/05/2023 15:28

23/320 Canterbury Road, Bayswater North Vic 3153

**Jellis
Craig**

Erin McDougall

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Indicative Selling Price

\$550,000 - \$600,000

Median House Price

March quarter 2023: \$870,000



2 1 1

Property Type: Townhouse

Agent Comments

Comparable Properties



5/197 Bayswater Rd BAYSWATER NORTH 3153 Agent Comments
(REI/VG)

2 1 1

Price: \$600,000

Method: Sold Before Auction

Date: 18/01/2023

Property Type: Unit



3/17 Myrtle St BAYSWATER 3153 (REI)

Agent Comments

2 1 1

Price: \$551,000

Method: Private Sale

Date: 30/03/2023

Property Type: Townhouse (Single)

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 six months.

Account - Jellis Craig | P: 03 9870 6211 | F: 03 9870 6024



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