

## 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

4/23 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

\$420,000

&

\$462,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$520,000

\*House

\*Unit

X

Suburb

Bayswater North

Period-from

01 Apr 2018

to

31 Mar 2019

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 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

4/277 Canterbury Road Bayswater North VIC 3153	\$436,000	25-Mar-19
14/346-354 Bayswater Road Bayswater North VIC 3153	\$430,000	05-Mar-19
3/47-49 Greenhill Road Bayswater North VIC 3153	\$427,000	08-Jan-19

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.~~

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**4/277 Canterbury Road Bayswater North VIC 3153**

Sold Price

<sup>RS</sup>

**\$436,000**

Sold Date

**25-Mar-19**

2

1

1

Distance

**0.2km**



**14/346-354 Bayswater Road Bayswater North VIC 3153**

Sold Price

<sup>RS</sup>

**\$430,000**

Sold Date

**05-Mar-19**

2

1

1

Distance

**0.5km**



**3/47-49 Greenhill Road Bayswater North VIC 3153**

Sold Price

**\$427,000**

Sold Date

**08-Jan-19**

2

1

1

Distance

**1.1km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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