

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

13/320 Canterbury Road, Bayswater North Vic 3153

Indicative selling price

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

Range between \$600,000 & \$650,000

Median sale price

Median price \$710,000 Property Type Unit Suburb Bayswater North

Period - From 01/04/2024 to 30/06/2024 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	22/320 Canterbury Rd BAYSWATER NORTH 3153	\$650,000	10/07/2024
2	3/16 Dunlop Av BAYSWATER NORTH 3153	\$630,000	03/07/2024
3	2/631 Mountain Hwy BAYSWATER 3153	\$600,000	22/05/2024

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:

15/08/2024 13:20



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$600,000 - \$650,000

Median Unit Price

June quarter 2024: \$710,000

Comparable Properties



**22/320 Canterbury Rd BAYSWATER NORTH
3153 (REI)**

Agent Comments



Price: \$650,000

Method: Sold Before Auction

Date: 10/07/2024

Property Type: Townhouse (Res)



**3/16 Dunlop Av BAYSWATER NORTH 3153
(VG)**

Agent Comments



Price: \$630,000

Method: Sale

Date: 03/07/2024

Property Type: Flat/Unit/Apartment (Res)



2/631 Mountain Hwy BAYSWATER 3153 (REI)

Agent Comments



Price: \$600,000

Method: Private Sale

Date: 22/05/2024

Property Type: Townhouse (Res)

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