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 betweer	\$600,000		&		\$650,000					
Median sale p	rice									
Median price	\$710,000	Pro	operty Type	Unit			Suburb	Bayswater North		
Period - From	01/04/2024	to	30/06/2024		So	urce	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.

Ad	dress 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)



Price: \$650,000 Method: Sold Before Auction Date: 10/07/2024 Property Type: Townhouse (Res)

Agent Comments



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)

Account - Barry Plant | P: 03 9735 3300



propertydata

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