

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

2/273 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$642,500

Property type

Unit

Suburb

Bayswater North

Period-from

01 Jul 2024

to

30 Jun 2025

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 6 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

8/275 CANTERBURY ROAD BAYSWATER NORTH VIC 3153	\$605,000	01-Jul-25
18/31-35 GLEN PARK ROAD BAYSWATER NORTH VIC 3153	\$536,000	06-Apr-25
6/43 GLEN PARK ROAD BAYSWATER NORTH VIC 3153	\$580,000	03-Apr-25

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 6 months.~~

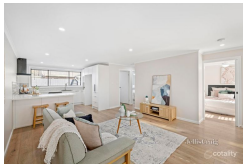
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8/275 CANTERBURY ROAD

BAYSWATER NORTH VIC 3153

2

1

1

Sold Price

RS \$605,000

Sold Date

01-Jul-25

Distance

0.03km



18/31-35 GLEN PARK ROAD

BAYSWATER NORTH VIC 3153

2

1

1

Sold Price

\$536,000

Sold Date

06-Apr-25

Distance

0.14km



6/43 GLEN PARK ROAD

BAYSWATER NORTH VIC 3153

2

1

1

Sold Price

\$580,000

Sold Date

03-Apr-25

Distance

0.17km

RS = Recent sale

UN = Undisclosed Sale

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