# 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 app	plicable)							
Median Price	\$642,500	Prop	erty type	e Unit		Suburb	Bayswater North	
Period-from	01 Jul 2024	to	30 Jun 20	025	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	<sup>'s</sup> \$605,000	Sold Date Distance	01-Jul-25 0.03km
Control of the second	18/31-35 GLEN PARK ROAD BAYSWATER NORTH VIC 3153 ☐ 2	Sold Price	\$536,000	Sold Date Distance	06-Apr-25 0.14km
	6/43 GLEN PARK ROAD BAYSWATER NORTH VIC 3153 $\square 2 \qquad \bigcirc 1 \qquad \bigcirc 1$	Sold Price	\$580,000	Sold Date Distance	03-Apr-25 0.17km

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**RS** = Recent sale UN = Undisclosed Sale

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